



California Department of Alcoholic Beverage Control  
License Query System Summary as of 01/15/2019

<b>License Information</b>					
License Number:	574085				
Primary Owner:	LODGE ROOM HLP LLC				
ABC Office of Application:	04 - LA/METRO				
<b>Business Name</b>					
LODGE ROOM HLP					
<b>Business Address</b>					
104 N AVENUE 56 #2 LOS ANGELES, CA. 90042					
County: LOS ANGELES	Census Tract: 1838.10				
<b>Licensee Information</b>					
Licensee: LODGE ROOM HLP LLC					
<b>Company Information</b>					
OFFICER: GERLACH, DALTON JOHN (MANAGER)					
OFFICER: HORNE, HUGH ROGERS (MANAGER)					
MEMBER: HORNE, HUGH ROGERS					
MEMBER: OUTSYD THE BOX LLC					
<b>License Types</b>					
1) License Type:	47 - ON-SALE GENERAL EATING PLACE				
License Type Status:	ACTIVE				
Status Date:	26-OCT-2017	Term:	12 Month(s)		
Original Issue Date:	26-OCT-2017	Expiration Date:	30-SEP-2019		
Master:	N	Duplicate:	2	Fee Code:	P40
License Type was Transferred On:		26-OCT-2017	From:	47-433750	
License Type was Transferred On:			To:		
Conditions:		INTERCOUNTY PRIORITIES, NO SALE 5 YEARS			
2) License Type:	47 - ON-SALE GENERAL EATING PLACE				
License Type Status:	ACTIVE				
Status Date:	27-OCT-2017	Term:	12 Month(s)		
Original Issue Date:	26-OCT-2017	Expiration Date:	30-SEP-2019		
Master:	Y	Duplicate:	0	Fee Code:	P40
License Type was Transferred On:		26-OCT-2017	From:	47-433750	
License Type was Transferred On:			To:		
Conditions:		INTERCOUNTY PRIORITIES, NO SALE 5 YEARS			
<b>Operating Restrictions</b>					
The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.					
Petitioner(s) shall not share any profits, or pay any percentage or commission to a promoter or any other person, based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.					
No Distilled Spirits shall be sold by the bottle.					
Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.					
Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.					
The sale of alcoholic beverages for consumption off the premises is prohibited.					
<b>Disciplinary Action</b>					
... No Active Disciplinary Action found ...					
<b>Disciplinary History</b>					
... No Disciplinary History found ...					
<b>Holds</b>					
... No Active Holds found ...					
<b>Escrows</b>					
... No Escrow found ...					

For a definition of codes, view our glossary.

## REPORT ON APPLICATION FOR LICENSE

2. DIVISION Southern		3. DISTRICT/BRANCH LA/METRO	1. PENDING NUMBER 47-574085
5. APPLICANT NAME(s) LODGE ROOM HLP LLC		4. DATE October 19, 2017	
6. MAILING ADDRESS (Street number and name, city, zip code) (If different from premises address) 104 N AVENUE 56, #2, LOS ANGELES, CA 90042-4112		7. <input type="checkbox"/> Temp <input checked="" type="checkbox"/> Perm	
8. DBA LODGE ROOM HLP		9. CENSUS TRACT 1838.10	
10. PREMISES ADDRESS (Street number and name, city, zip code) 104 N AVENUE 56, #2, LOS ANGELES, CA 90042-4112		11. GEOGRAPHICAL CODE 1933-04	
12. LICENSES APPLIED FOR 47		13. TRANSACTION TYPE (If inter-county transfer, show transferor's county) Intercounty Priority Transfer No. 34 of 25 for 2016	
14. TEMPORARY PERMIT ISSUED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Effective		15. LICENSES ALREADY HELD None	16. EFFECTIVE DATE/ESTD COMPLETION DATE Issuance
17. COPIES MAILED DATE June 5, 2017	18. DATE PREMISES POSTED June 16, 2017	19. 23985.5 DATE June 21, 2017	20. DATE PREMISES INSPECTED October 17, 2017
21. WHERE POSTED As per ABC-293		22. PUBLICATION DATE(S) N/A	
24. TRANSFEROR NAME NARIN TITH		23. PUBLISHER NAME	
26. TRANSFEROR ADDRESS (If Prem-to-Prem or Double Transfer) 4919 Greensboro Way, Stockton, CA 95207		25. TRANSFEROR LICENSE NUMBER 47-433750	
27. ALIEN VERIFICATION <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	28. DATE CLEARED N/A	29. FORM NUMBER/NOTATION	30. LIMITED VERIFICATION DATE
31. PENDING DISCIPLINARY ACTION AGAINST TRANSFEROR None		32. TRANSFEROR'S LICENSE ORIGINALLY ISSUED DURING LAST 5 YEARS <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A If yes, date:	
35. FORMER LICENSEE AT THESE PREMISES None		33. MAIL LICENSE TO D. O. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	34. HEARING TIME N/A
37. ATTACHMENTS <input checked="" type="checkbox"/> Conditions <input checked="" type="checkbox"/> ABC-256 <input type="checkbox"/> ABC-243 <input checked="" type="checkbox"/> ABC-226 <input type="checkbox"/> ABC-231 <input type="checkbox"/> ABC-140 <input checked="" type="checkbox"/> ABC-253 <input checked="" type="checkbox"/> ABC-257 <input type="checkbox"/> Other: /		36. LICENSE NUMBER None	
38. REMARKS Conditions pertaining to 23958.4 and 614s are being imposed. This application is #34 of 25 Intercounty Transfer Priority licenses authorized for 2016. A review of the priority application for the drawing shows that the applicant had no unfair advantages or additional chances. ABC-140 and ABC-203 are located in base file. Additional ABC-203 in reference to ABC-521-1 is located in base file			
39. RECOMMENDATION CONDITIONAL 7 APPROVAL	LICENSING REPRESENTATIVE/INVESTIGATOR Stacy Williams	DATE October 19, 2017	
CONDITIONAL 7 APPROVAL	SUPERVISOR Maggie Phillips	DATE 10/24/17	
RECOMMENDATION CONDITONAL 7 APPROVAL	DISTRICT ADMINISTRATOR Gerry Sanchez	DATE 10/24/17	DIVISION REVIEW <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
RECOMMENDATION	ASSISTANT DIRECTOR	DATE	
SEE PAGE 2 FOR REPORT: 1. MORAL CHARACTER 2. PREMISES 3. FINANCIAL			

**PREMISES:**

See attached ABC 257 for premises information.

Does the premises comply with the following:

Section 23038:	N/A	Yes	X	No	
Rule 27:	N/A	X	Yes	No	
Rule 107:	N/A	X	Yes	No	

**LICENSED HISTORY:**

Premises has not been previously licensed.

**SECTION 23790 (Zoning):**

Premises complies with local zoning requirements:

Yes	X	No	
Yes	X	No	

Conditional use permit (CUP) required:

**SECTION 23789 (Consideration Points):**

Objections received:

Exist:	Yes	No	X	N/A	
Objections received:	Yes	No	X		

**SECTION 23958.4 (Undue Concentration/High-Crime Area):**

Crime statistics maintained:

Yes	X	No	
Yes	X	No	
Yes	X	No	

Premises located in a high-crime reporting district:

Yes	X	No	
Yes	X	No	
Yes	X	No	

Premises located in an over concentrated census tract:

Yes	X	No	N/A	
Yes	X	No	N/A	
Yes	X	No	N/A	

Public convenience or necessity:

Governing Body

Applicant

Yes	X	No	
Yes	X	No	
Yes	X	No	

Law enforcement contacted:

Yes	X	No	
Yes	X	No	

Objections received:

Yes	X	No	N/A	
Yes	X	No	N/A	
Yes	X	No	N/A	

**RULE 61.4 (Residents Within 100'):** 

Exist:

If yes, has non-interference been established:

Yes	X	No	
Yes	X	No	
Yes	X	No	

Objections received:

**PRIORITY INFORMATION ONLY:**

Residency (P-71.2)	Yes	X	No		Exempt (P-12)	N/A	X
Source of funds: Complies with (P-24.17)	Yes	X	No				
Tenancy: Deed/Lease to cover 2 years:	Yes	X	No				

**ADDITIONAL INFORMATION:**

The outdoor Patio/Terrace is not licensed

All supporting documents are located in the district file.

Supervisor Review

District Administrator Review



BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

LODGE ROOM HLP LLC  
LODGE ROOM HLP  
104 N AVENUE 56  
#2  
LOS ANGELES, CA 90042-4112

} FILE 47-574085

} REG.

} **PETITION FOR CONDITIONAL  
LICENSE**

For Issuance of an On-Sale General Eating Place - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

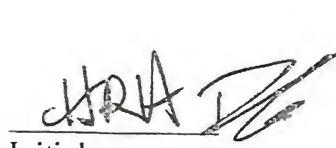
WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4 of the Business and Professions Code, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the proposed premises are located in Census Tract #1838.1 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residence(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

  
Initials

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OCT 14 2017

- 1 The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.
- 2 Petitioner(s) shall not share any profits, or pay any percentage or commission to a promoter or any other person, based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
- 3 No Distilled Spirits shall be sold by the bottle.
- 4 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.
- 5 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.
- 6 The sale of alcoholic beverages for consumption off the premises is prohibited.

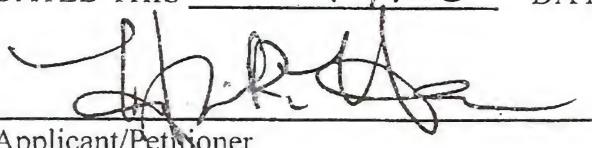
This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 19th DAY OF

October, 20 17

  
Applicant/Petitioner

  
Applicant/Petitioner

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OCT 1 2017

Dept of Alcoholic Beverage Control  
LA/Metro



## FE DESIGN & CONSULTING

327 E. 2<sup>nd</sup> St. Ste. 222, Los Angeles, CA 90012  
(213) 687-6963 ph (213) 687-6926 fax

To: The Department of Alcoholic Beverage Control  
Attn: Stacy Williams  
888 S. Figueroa St., Suite 320  
Los Angeles, CA 90017

From: Henry Truong, Consultant  
327 E. 2<sup>nd</sup> St. Ste. 222  
Los Angeles, CA 90012

Re: Public Convenience and Necessity Letter  
"Lodge Room HLP, LLC"  
104 N Avenue 56, #2  
Los Angeles, CA 90042

The subject establishment *Lodge Room HLP*, will be located on the second floor of the historic Highland Park Masonic Temple. *Lodge Room HLP* is requesting a Type 47 license for a full line to coincide with their food service. To serve the public convenience and necessity, the applicants are requesting to have alcohol service as an additional amenity.

The applicants wish to provide a full line in conjunction with food service at a restaurant, bar and performance space. The historic Highland Park Masonic Temple operated as a Masonic Lodge for 60 years from 1923 until 1983. Following extensive renovations to retrofit the building, a new operator opened in 1990 as a mixed use building with a banquet hall operating out of the space that the applicants are applying for the Type 47 to serve. The banquet hall was used for occasional parties and private events, however it often sat vacant when unbooked. The operators will come in and operate a full service restaurant and bar with regular hours and activate the space so that it does not sit vacant. The performance venue will provide live music, theater and other live entertainment to the community.

Although the 1838.10 census tract is currently over-concentrated, ABC typically will take into account when an application is located in a high traffic area that serves a population greater than just the nearby residents. The subject location is off of Figueroa Blvd. in the Highland Park neighborhood. This stretch of Figueroa has experienced a resurgence in recent years with the opening of several establishments that are activating previously vacant spaces and bringing a new life into the neighborhood for residents and visitors alike. In cases like this, ABC will allow licenses to be issued, as the issuance would serve the public convenience and necessity.

With the above taken into consideration, granting an alcoholic beverage license for this restaurant will serve public convenience and necessity while not harming the public health and welfare.

Sincerely,



Henry Truong

P: (213) 687-6963

F: (213) 687-6926

## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

## 1. APPLICANT'S NAME

LODGE ROOM HLP LLC

574085

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

104 N Avenue 56, 2nd Flr, Los Angeles CA 90042-4112

## 3. LICENSE TYPE

"47" On-Sale General Eating

## 4. TYPE OF BUSINESS

<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

## 5. COUNTY POPULATION

10,136,559

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

CT Pop 4,369

 On-Sale Off-Sale

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

1,009

 On-Sale Off-Sale

## 8. CENSUS TRACT NUMBER

1838.1

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

 On-Sale Off-Sale

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

8

 On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

 Yes, the number of existing licenses exceeds the number allowed No, the number of existing licenses is lower than the number allowed

## 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

 Yes (Go to Item #13)  No (Go to Item #20)

## 13. CRIME REPORTING DISTRICT NUMBER

1149

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

1135

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

202,733

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

179

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

215

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

248

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 No, the total number of offenses in the reporting district is lower than the total number in item #17

## 20. CHECK THE BOX THAT APPLIES (check only one box)

 a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application. b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter. c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: \_\_\_\_\_

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Stacy Williams 6/8/2017

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

Please see attached letter

**22. APPLICANT SIGNATURE**

**23. DATE SIGNED**

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**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

DE SERV.

## DRUGS

See Attached (i.e. letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public communication or comment):



## FE DESIGN & CONSULTING

327 E. 2<sup>nd</sup> St. Ste. 222, Los Angeles, CA 90012  
(213) 687-6963 ph (213) 687-6926 fax

To: The Department of Alcoholic Beverage Control  
Attn: Stacy Williams  
888 South Figueroa Street  
Los Angeles, Ca 90017

From: Henry Truong, Consultant

Re: Letter of Non-Interference  
"Lodge Room HLP, LLC"  
104 N Avenue 56  
Los Angeles, CA 90042

The subject establishment *Lodge Room HLP* will be located on the second floor of the historic Highland Park Masonic Temple. Pursuant to Rule 61.4, a license may be granted for an establishment within 100' of a residential dwelling if it can be determined that the business will not interfere with the quiet enjoyment of the resident.

The applicants are planning a restaurant, bar and performance space that will provide food, drinks, live music, theater and other entertainment. The applicants have taken steps to renovate the space in a way to where their operations will not interfere with neighbors. While the previous use of the building was as a banquet hall, the operators did not renovate the building to include soundproofing for consideration of the neighbors. *Lodge Room HLP, LLC*, in desiring to create a space that will be beneficial to the neighborhood, have done extensive acoustic work. An expert was brought in to install soundproofing materials in the performance space, and tests were done to measure decibel levels to ensure that all noise is contained within the licensed space. Additionally, a detailed security plan including an extensive camera layout, and security guards stationed throughout the premises will ensure that customers are both safe, and under control.

With the above taken into consideration, granting an ABC license for this establishment will not interfere with the neighboring residents' quiet enjoyment of their home, nor will it contribute to harming the public health and welfare. Because of this, it can be reasonably assured that the issuance of the requested Type 47 will not cause any problems.

Sincerely,

  
Henry Truong

F.E. Design and Consulting

P: (213) 687-6963

F: (213) 687-6926

**STATEMENT RE: RESIDENCES****(Rule 61.4)**

Applicant: Please complete left side of form, then sign. List addresses of all residences within 100 feet of your proposed premises. If there are none, write "None." Measure all distances by direct line from the closest edge of the residential structure to the closest edge of your structure or parking lot, whichever is closer. Your "parking lot" includes any area that is maintained for the benefit of your patrons or operated in conjunction with your premises. Continue on reverse if needed.

## 1. APPLICANT NAME

Lodge Room HLP, LLC

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## 3. RESIDENCES WITHIN 100'

DEPARTMENT USE ONLY					
	LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS
1. See attached 118 N Ave 56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	04/14/17	22' w ft. of prem	alleyway
2. 104 N Ave 56, 2nd Floor	<input type="checkbox"/>	<input type="checkbox"/>		97' w ft. of prem	the above
3. 104 N Ave 56, 2nd Floor	<input type="checkbox"/>	<input type="checkbox"/>		27' w ft. of prem	Secondary St (Avenue 56) Upon inspection premises residential Structure appears abandoned
4.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	SEPARATION FACTORS
5.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	SEPARATION FACTORS
6.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	SEPARATION FACTORS
7.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	SEPARATION FACTORS
8.	<input type="checkbox"/>	<input type="checkbox"/>		ft.	SEPARATION FACTORS

NON-INTERFERENCE (For Department Use Only)

See attached letter and signed conditions

I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of application for the license, or if the license is issued in reliance upon information in this statement which is offered, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

4. APPLICANT SIGNATURE

DATE SIGNED

4/14/17

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043



June 8, 2017

To whom it may concern:

An application has been made for a license to sell alcoholic beverages near you:

LODGE ROOM HLP LLC

Applicant(s) Name(s)

LODGE ROOM HLP

Doing Business As

104 N AVENUE 56, #2, LOS ANGELES, CA 90042-4112

Premises Address

## Type of Business:

<input checked="" type="checkbox"/> Restaurant	<input type="checkbox"/> Bar/Tavern	<input type="checkbox"/> Deli
<input type="checkbox"/> Mini Mart	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Gas Station
<input type="checkbox"/> Other:		

Entertainment:  Yes  NoRecorded music, Amplified music, Live music, Comedy, Theater/Plays

Type of Entertainment

Proposed hours of alcoholic beverage sales/service: 7:00 a.m. to 2:00 a.m. each day of the week

(Hours and entertainment are decided by the business owner and may change.)

## Type(s) of alcoholic beverages to be sold:

<input type="checkbox"/> Beer	<input type="checkbox"/> Wine	<input type="checkbox"/> Beer & Wine	<input checked="" type="checkbox"/> All Types (Beer, Wine and Distilled Spirits)
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If you have any questions or require additional information concerning the issuance of the license, please contact me at 213-833-6099 on or before July 8, 2017.

Sincerely,

Stacy Williams  
Licensing Representative

Occupant of  
109 N Avenue 56  
Los Angeles CA 90042

Occupant of  
116 N Avenue 56, #1  
Los Angeles CA 90042

Occupant of  
116 N Avenue 56, #2  
Los Angeles CA 90042

Occupant of  
116 N Avenue 56, #3  
Los Angeles CA 90042

Occupant of  
116 N Avenue 56, #4  
Los Angeles CA 90042

Occupant of  
116 N Avenue 56, #5  
Los Angeles CA 90042

Occupant of  
128 N Avenue 56, #1  
Los Angeles CA 90042

Occupant of  
128 N Avenue 56, #3  
Los Angeles CA 90042

Occupant of  
128 N Avenue 56, #4  
Los Angeles CA 90042

**Occupant of  
128 N Avenue 56, #2  
Los Angeles CA 90042**

**Occupant of  
128 N Avenue 56, #5  
Los Angeles CA 90042**

**Occupant of  
128 N Avenue 56, #6  
Los Angeles CA 90042**

**Occupant of  
128 N Avenue 56, #7  
Los Angeles CA 90042**

**Occupant of  
128 N Avenue 56, #8  
Los Angeles CA 90042**

**Occupant of  
128 N Avenue 56, #9  
Los Angeles CA 90042**

**STATEMENT RE CONSIDERATION  
DEPOSITED IN ESCROW**



TRANSFEROR  
TITH, NARIN  
TRANSFEROR'S LICENSE NUMBER  
433750

**SECTION I: APPLICANT'S STATEMENT THAT CONSIDERATION HAS BEEN DEPOSITED IN ESCROW**

ESCROW HOLDER NAME AND ADDRESS

ABC ESCROW  
2222 DAMON ST  
LOS ANGELES, CA 90021-2402

APPLICANT NAME AND PREMISES ADDRESS

LOGE ROOM HLP LLC  
104 N AVENUE 56  
#2  
LOS ANGELES, CA 90042-4112

The above designed applicant states that he is the intended transferee of a retail license, and submits the following statement pursuant to the provisions of Section 24074.3 of the Alcoholic Beverage Control Act:

I hereby state that the purchase price or consideration, as set for in the escrow agreement required by Section 24074 of the Alcoholic Beverage Control Act is deposited with the escrow holder named above.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Intake City, California, June 5, 2017

APPLICANT'S SIGNATURE



Applicant(s) hereby instruct(s) the escrow holder to transmit this statement to the Department of Alcoholic Beverage Control when the escrow holder executes Section II of this document. At that time a copy must also be sent to the transferor.

**SECTION II: ESCROW HOLDER'S NOTIFICATION TO THE DEPARTMENT THAT LICENSE MAY TRANSFER**

To the Department of Alcoholic Beverage Control:

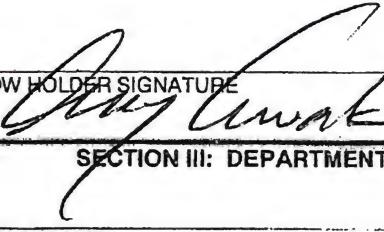
In connection with the transfer of the Alcoholic Beverage license described above, please be advised that the total consideration set forth in the recorded notice has been deposited in escrow and that all cash required by the escrow instructions to be deposited prior to the close of escrow has in fact been deposited, and/or the escrow has the unconditional written assurance of a responsible lender that funds will be deposited in escrow forthwith upon issuance of license.

Escrow holder certifies that disbursement of the consideration provided for in escrow instructions will not establish a preference for any creditor of the transferor except as provided for by Section 24074 of the Alcoholic Beverage Control Act.

ESCROW HOLDER: Mail original and two copies to:

**Department of Alcoholic Beverage Control**  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

ESCROW HOLDER SIGNATURE



ESCROW NUMBER

16510-AK

DATE SIGNED

6-29-2017

RECEIVED  
JUL 3 2017  
Dept. of Alcoholic Beverage Control  
LA/Metro

**SECTION III: DEPARTMENT'S NOTICE TO ESCROW HOLDER THAT LICENSE HAS TRANSFERRED**  
(For Department use only)

LICENSE NUMBER

DATE SIGNED

This notice, submitted in fulfillment of the provisions of Section 24074 of the Alcoholic Beverage Control Act will serve to confirm that the transferor's license was transferred as shown above.

LICENSING SUPERVISOR SIGNATURE (Department of Alcoholic Beverage Control)

  
X

Department of Alcoholic Beverage Control  
**APPLICATION QUESTIONNAIRE**

*#574085*

State of California  
 Edmund G. Brown Jr., Governor

*Please read instructions, which includes Privacy Notice, before completing form.*

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

*CT 1838.10*

Lodge Room HLP, LLC

P-12 LICENSEE  
 Yes       No  
 (If yes, complete form ABC-811)

2. LICENSE TYPE(S) (Check appropriate items)

20 Off-Sale Beer & Wine	Original (New)
21 Off-Sale General	<input checked="" type="checkbox"/> Person-to-Person Transfer (check appropriate section):
40 On-Sale Beer	Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)
41 On-Sale Beer & Wine Eating Place	Section 24071.1 (Corporate Stock/Limited Partnership)
42 On-Sale Beer & Wine Public Premises	<input checked="" type="checkbox"/> Section 24071.2 (Limited Liability Company)
<input checked="" type="checkbox"/> 47 On-Sale General Eating Place	<input checked="" type="checkbox"/> Premises-to-Premises Transfer
48 On-Sale General Public Premises	Exchange
Other	Other

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)

Yes       No

5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042 *-4112*

County  
 Los Angeles

6. PREMISES TELEPHONE NUMBER

( ) Pending

7. PREMISES ARE INSIDE CITY LIMITS

Yes

No

8. BUSINESS NAME (DBA) YOU WILL USE

Lodge Room HLP

9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

10. MAILING ADDRESS  
 Permanent       Temporary

11. ABC LICENSE COST (Item #33a on reverse)

\$23,000

12. SUBTOTAL (Item #33f on reverse)

13. HAS THE APPLICANT(S) EVER BEEN CONVICTED OF A FELONY?

Yes

No

14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS OF THE DEPARTMENT PERTAINING TO THE ACT?

Yes

No

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

*MAY 24 2017*

16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company.)

Tith, Narin

17. ABC LICENSE NUMBER

47-433750

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)

4919 Greensboro Way, Stockton, CA 95207

19. PREMISES UNDER CONSTRUCTION

Yes

No

IF YES, LIST ESTIMATED COMPLETION DATE

8/15/17

20. FRANCHISE

Yes

No

21. NAME OF PERSON WE MAY CONTACT (For the applicant)

Henry Truong

22. TITLE OF CONTACT PERSON

Consultant

23. CONTACT TELEPHONE NUMBER

( 213 ) 687-6963 x 206

24. CONTACT E-MAIL ADDRESS

henry@fedesignandconsulting.com

25. PREMISES IS CURRENTLY LICENSED

Yes

No

IF YES, TYPE OF LICENSE

26. CURRENT LICENSE IS OPERATING

Yes

No

IF NO, DATE CLOSED

**FINANCIAL INFORMATION**

27. ESCROW COMPANY'S NAME

ABC Escrow

ESCROW COMPANY'S ADDRESS

2222 Damon St., Los Angeles, CA 90021

TELEPHONE NUMBER

( 213 ) 417-2341

28. BOOKKEEPER/ACCOUNTANT'S NAME

Dalton Gerlach

BOOKKEEPER/ACCOUNTANT'S ADDRESS

TELEPHONE NUMBER

[REDACTED]

29. LANDLORD'S NAME

Gerlach Management

LANDLORD'S ADDRESS

TELEPHONE NUMBER

[REDACTED]

30. MONTHLY RENT

31. LEASE EXPIRATION DATE

32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES

All

Some

None

# STATEMENT RE CONSIDERATION DEPOSITED IN ESCROW



TRANSFEROR  
**TITH, NARIN**  
TRANSFEROR'S LICENSE NUMBER  
**433750**

## SECTION I: APPLICANT'S STATEMENT THAT CONSIDERATION HAS BEEN DEPOSITED IN ESCROW

ESCROW HOLDER NAME AND ADDRESS  
**ABC ESCROW  
2222 DAMON ST  
LOS ANGELES, CA 90021-2402**

APPLICANT NAME AND PREMISES ADDRESS  
**LODGE ROOM HLP LLC  
104 N AVENUE 56  
#2  
LOS ANGELES, CA 90042-4112**

The above designated applicant states that he/she is the intended transferee of a retail license, and submits the following statement pursuant to the provisions of Section 24074.3 of the Alcoholic Beverage Control Act:

I hereby state that the purchase price or consideration, as set forth in the escrow agreement required by Section 24074 of the Alcoholic Beverage Control Act is deposited with the escrow holder named above.

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at **, California,**  
APPLICANT'S SIGNATURE  
**X**

Applicant(s) hereby instruct(s) the escrow holder to transmit this statement to the Department of Alcoholic Beverage Control when the escrow holder executes Section II of this document. At that time a copy must also be sent to the transferor.

## SECTION II: ESCROW HOLDER'S NOTIFICATION TO THE DEPARTMENT THAT LICENSE MAY TRANSFER

To the Department of Alcoholic Beverage Control:

In connection with the transfer of the Alcoholic Beverage license described above, please be advised that the total consideration set forth in the recorded notice has been deposited in escrow and that all cash required by the escrow instructions to be deposited prior to the close of escrow has in fact been deposited, and/or the escrow has the unconditional written assurance of a responsible lender that funds will be deposited in escrow forthwith upon issuance of license.

Escrow holder certifies that disbursement of the consideration provided for in escrow instructions will not establish a preference for any creditor of the transferor except as provided for by Section 24074 of the Alcoholic Beverage Control Act.

ESCROW HOLDER: Mail original and two copies to:

**Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043**

ESCROW HOLDER SIGNATURE	ESCROW NUMBER	DATE SIGNED
<b>X</b>		

**SECTION III: DEPARTMENT'S NOTICE TO ESCROW HOLDER THAT LICENSE HAS TRANSFERRED**  
*(For Department use only)*

LICENSE NUMBER	DATE SIGNED

This notice, submitted in fulfillment of the provisions of Section 24074 of the Alcoholic Beverage Control Act will serve to confirm that the transferor's license was transferred as shown above.

LICENSING SUPERVISOR SIGNATURE (Department of Alcoholic Beverage Control)

**X**



RECORDING REQUESTED BY  
ABC ESCROW COMPANY

[www.abcescrow.com](http://www.abcescrow.com)  
claims@abcescrow.com

WHEN RECORDED MAIL TO:

NAME

ABC Escrow

MAILING ADDRESS (Street number and name)

2222 Damon Street

CITY

Los Angeles

STATE

CA

ZIP CODE

90021

Escrow No. 16510-AK

DO NOT WRITE IN THE SPACE ABOVE.  
Section 27361.6 reserves space above for exclusive use of County Recorder.

Government Code

## NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074 CALIFORNIA BUSINESS AND PROFESSIONS CODE

*Read instructions before completing.*

1. LICENSEE(S) NAME(S) (Seller)

NARIN TITH

2. PREMISES ADDRESS TO WHICH LICENSE(S) HAS/HAVE BEEN ISSUED

1346 E. HWY 88, Lockeford, CA 95237

3. LICENSEE'S MAILING ADDRESS (if different)

4. APPLICANT(S) NAME (Transferee or Buyer)

LODGE ROOM HLP, LLC

5. PROPOSED BUSINESS ADDRESS (if different than item 2)

104 N. AVENUE 56, LOS ANGELES, CA 90042

6. MAILING ADDRESS OF APPLICANT

104 N. AVENUE 56, LOS ANGELES, CA 90042

7. KIND OF LICENSE INTENDED TO BE TRANSFERRED

ON-SALE GENERAL EATING PLACE License No. 47-433750

8. ESCROW HOLDER/GUARANTOR NAME

ABC Escrow

9. ESCROW HOLDER/GUARANTOR ADDRESS

2222 Damon Street, Los Angeles, CA, 90021

10. TOTAL CONSIDERATION TO BE PAID FOR THE BUSINESS AND LICENSE INCLUDING INVENTORY, WHETHER ACTUAL COST, ESTIMATED COST, OR A NOT-TO-EXCEED AMOUNT

CASH

\$

DEMAND NOTE

\$

PROMISSORY NOTES

\$

11. TANGIBLE AND/OR INTANGIBLE PROPERTY

12. TOTAL AMOUNT

\$

The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department Of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named Escrow Holder to make payment or distribution within a reasonable time after the completion of the transfer of the license as Provided in Section 24074 of the California Business and Professions Code.

LICENSEE'S SIGNATURE (Transferee or Seller) NARIN TITH

DATE SIGNED

APPLICANT'S SIGNATURE (Transferee or Buyer) LODGE ROOM HLP, LLC

DATE SIGNED

*Paula H. L. Manager*  
5/5/07

One copy of this notice, CERTIFIED by the County Recorder, together with an additional copy must accompany the application for the transfer of the license.

ABC-227 Reproduced by SMS (11/99)

State of California, Department of Alcoholic Beverage Control

I hereby certify that this is a true copy of  
the record consisting of 2 pages if the  
seal of this office is impressed in purple ink.

MAY 11 2017

*Steve J. Bestolarides*

STEVE J. BESTOLARIDES  
Assessor-Recorder-Co Clerk  
San Joaquin County, CA



Department of Alcoholic Beverage Control  
L.A. METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

May 15, 2017

LODGE ROOM HP LLC  
104 N AVE 56  
LOS ANGELES, CA 90042



*Taken out  
05/05/2017*

**NOTIFICATION RE PRIORITY DRAWING FOR  
Intercounty Transfer On-Sale General Eating Place License**

License Number: 574085

Date of Public Drawing: October 20, 2016

Priority Number: 34

Receipt Number: 2419596

County 19 - LOS ANGELES

On March 13, 2017, you were notified to file a formal application for the above license.

This is a second notice for you to file an application. Unless you file a formal application on or before June 11, 2017, we will assume you no longer want the license. We will refund your deposit (less \$100 service charge) and assign your priority number to the next applicant on the list.

If you have any questions, please feel free to contact this office or your nearest ABC District Office. Thank you for participating in the priority drawing.

Sincerely,

*Gerry Sanchez*

Gerry SANCHEZ  
Supervising Agent In Charge

Cc: Headquarters Licensing  
ABC-267

Department of Alcoholic Beverage Control  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

March 13, 2017



LODGE ROOM HP LLC  
104 N AVE 56  
LOS ANGELES, CA 90042

**NOTIFICATION RE PRIORITY DRAWING FOR  
Intercounty Transfer On-Sale General Eating Place License**

License Number: 574085  
Date of Public Drawing: October 20, 2016  
Priority Number: 34  
Receipt Number: 2386016  
County 19 - LOS ANGELES  
Number of Licenses Available: 25

Congratulations. You are eligible to file a formal application for the above license. The next steps are as follows:

1. You must pay the \$5900.00 priority application fees, within 30 days of the date of this notice. Payment must be by cashier's check and made at the ABC Office shown above. If this amount is not paid within the 30 day period, you will not be permitted to file a formal application, and your priority number will be lost.
2. You must file a formal application within 90 days of the date of this notice. As you may know, additional fees will be due and payable to the Department of Alcoholic Beverage Control at that time.

If you do not do steps 1 and 2 above, your priority number will be assigned to the next person on the list.

If you do not file your application within the prescribed period of time, please notify this office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Salao".  
Will Salao  
Supervising Agent In Charge

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES, AND HOUSING AGENCY

Department of Alcoholic Beverage Control  
LA/METRO DISTRICT OFFICE  
888 S. FIGUEROA ST., STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

October 20, 2016



LODGE ROOM HP LLC  
104 N AVE 56  
LOS ANGELES, CA 90042

**NOTIFICATION RE PRIORITY DRAWING FOR  
Intercounty Transfer On-Sale General Eating Place License**

License Number:	574085
Date of Public Drawing:	October 20, 2016
Priority Number:	34
Receipt Number:	2386016
County	LOS ANGELES
Number of Licenses Available:	25

Unfortunately, your position on the priority list does not make you eligible to file a formal application for the above license.

Your priority application fee, less a \$100 service charge, will be automatically refunded to you. Also, if a government taxing agency has filed a claim for money owed to it, the amount owed will be deducted from your refund. Refund check will be mailed within 90-120 days of the public drawing date of October 20, 2016.

Your position on the priority list is not affected by the automatic refund of your application fee. If sufficient applicants are disqualified to make you eligible to file a formal application, you will be notified by mail. If you are so notified, you will have 30 days to repay your priority application fee (less the \$100 service charge previously withheld). This priority list will expire when a new list is established following a new priority application period.

Thank you for participating in the priority drawing. If you have any questions, please feel free to contact this office or your nearest ABC District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "John [illegible]".

Supervising Agent In Charge

Cc: Headquarters Licensing  
ABC-225-A

Department of Alcoholic Beverage Control  
**PRIORITY LICENSE APPLICATION**

State of California

Instructions: Complete this form only after thoroughly reviewing ABC-521. Use the reverse side if you need more space to disclose ownership information. Include a certified check, cashier's check, or money order for the application fee.

DATE 9/12/16	LICENSE TRANSACTION <input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> INTERCOUNTY TRANSFER	LICENSE TYPE <input checked="" type="checkbox"/> ON-SALE GENERAL (RESTAURANT, BAR, CLUB) <input type="checkbox"/> OFF-SALE GENERAL (STORE)
-----------------	---	---

COUNTY WHERE BUSINESS TO BE LOCATED Los Angeles	APPLICANT(S) NAME (Print) Lodge Room HP, LLC
--	---

MAILING ADDRESS (Street number and name, city, state, zip code) 104 N. Ave 56, Los Angeles, CA 90042	PHONE NUMBER [REDACTED]
---	----------------------------

TYPE OF OWNERSHIP (Check one) <input type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership (LP) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other
---

• LIST ALL OFFICERS, DIRECTORS, GENERAL PARTNERS (if LP) AND MANAGERS (if LLC) OF THE APPLICANT, AND THEIR TITLES			
PRINTED NAME Hugh Horne	TITLE Manager	PRINTED NAME	TITLE
PRINTED NAME Dalton Gerlach	TITLE Member	PRINTED NAME	TITLE
PRINTED NAME	TITLE	PRINTED NAME	TITLE
PRINTED NAME	TITLE	PRINTED NAME	TITLE

• LIST ALL STOCKHOLDERS, LIMITED PARTNERS OR LLC MEMBERS OF THE APPLICANT, AND THEIR PERCENTAGE OF OWNERSHIP (MUST TOTAL 100%)			
PRINTED NAME Hugh Horne	%	PRINTED NAME [REDACTED]	RECEIVED 9/13/2016 Metrop. Alcoholic Beverage Control
PRINTED NAME Dalton Gerlach	%	PRINTED NAME [REDACTED]	%
PRINTED NAME	%	PRINTED NAME [REDACTED]	%
PRINTED NAME	%	PRINTED NAME [REDACTED]	%

1. Applicant acknowledges all provisions, requirements and restrictions set forth in Form ABC-521 (Priority License Instructions).
2. Applicant acknowledges that if a drawing is required, proof of residency (as defined) shall be required for participation.
3. Applicant agrees that the Application for Alcoholic Beverage License, Form ABC-211, will be submitted within ninety (90) days of notification of eligibility to file the formal application. The application will be made in the same name(s) as it appear(s) above.
4. Applicant agrees that he/she will not make a formal application at a location at which he/she holds any interest in a license of the same type, whether in active status or surrendered to the Department pursuant to Department Rule 65, and will not apply at any location actively licensed with the same type of license.
5. Applicant certifies that he/she has no interest in any other priority application for the same type of license ("on-sale", "off-sale") and transaction ("original", "inter-county transfer") in the same county and acknowledges that any changes in ownership or interest in the applicant entity made after the application is submitted may be grounds for disqualification from the priority licensing process.

I declare under penalty of perjury that the information provided on this form is true and correct and do hereby apply for a priority license as indicated above.



APPLICANT SIGNATURE\*

PRINTED NAME AND TITLE

Hugh Horne, Manager

9/14/16  
a.21  
[Signature]

DATE EXECUTED

\*This form to be notarized if not signed in the presence of an ABC employee

ABC-521-1 (8/13)

SEE ATTACHED NOTARIAL  
ACKNOWLEDGEMENT

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 14, 2016 before me, Sarah Marie Brown, Notary Public personally appeared Hugh Horne

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

OPTIONAL (Information below is not required by law, but may prove to be of value to persons relying on the Document)

Description of Attached Document

Title or Type of Document: Priority License Application Lodge Room Hp

Document Date: 9/14/16 Number of Pages: 1

Signers Other Than Named Above: N/A

Department of Alcoholic Beverage Control  
**INVESTIGATION CHECKLIST**

State of California  
[www.abc.ca.gov](http://www.abc.ca.gov)

Instructions to Applicant(s):

Thank you for filing your application. The application will be assigned to a representative for investigation. After the application is initially reviewed, the representative will notify you if additional information is necessary for the investigation. ***Failure to respond to the requests for additional information will be considered an abandonment of the application and it will be administratively withdrawn.*** The items needed for our investigation are check below. ***Please furnish them to this office as soon as possible to avoid delays or denial of your application.*** When completing forms, print in ink or type. For questions or help, please call and ask to speak with your assigned investigator or licensing representative at (213) 833-6043.

<b>DATE:</b>
June 5, 2017
<b>LICENSE TYPE &amp; NUMBER:</b>
47-574085

Post your premises with Form ABC-207, Public Notice...(white poster), or ABC-207B, Public Notice...(yellow poster). Your 30-day statutory waiting period begins when you post the notice. Make sure to date the notice.

ABC-293, Affidavit of Posting - Sign, date and return.

ABC-207-A, Notice of Application - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-207-C, Notice of Application to Sell Alcoholic Beverages - Publish once a week for three consecutive weeks. Publish in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-207-D, Notice of Application for Change in Ownership of Alcoholic Beverage License - Publish one time in a newspaper of general circulation in the city where the licensed premises will be located. If none, publish in a newspaper of general circulation in the city nearest the premises.

ABC-528, Instructions to Applicants...Section 23985.5, 500' law.

ABC-207-E, Notice of Intention to Engage in the Sale of Alcoholic Beverages - Mail to certain addresses within 500' of the premises. Follow instructions on Form ABC-528.

ABC-207-F, Declaration of Service by Mail (Section 23985.5, 500' law). Complete, sign, date and return to ABC with a copy of the ABC-207-E.

Copy of Conditional Use Permit - Obtain from your city or county planning department.

ABC-208-A/B, Individual Personal/Financial Affidavit - The following person(s) must complete the form:

LiveScan (fingerprints) for the following person(s) - Please provide second copy of BCII 8016 signed by Live Scan operator:

**(3) Mgr/Memb & spouse**

Re-record and provide certified copy of ABC-227 or ABC-227-A, Notice of Intended Transfer, to include corrections:

ABC-245, Information and Instructions re: Section 23958.4 (Public Convenience or Necessity).

ABC-282, Declaration re Temporary Permit - Required if applicant is not available to sign ABC-280, Temporary Retail Permit.

ABC-283, Information Concerning Temporary Permit - Information only, please read.

33. INVESTMENT INFORMATION		COST
a. ABC License		\$
b. Furniture/fixtures		
c. Inventory		
d. Goodwill/non-compete covenant		
e. Leasehold and/or Improvements		
f. <b>SUBTOTAL</b> (Usually should equal the recorded notice)		
g. Fees for other licenses, permits, and deposits (approximate). Include Federal, State, County or City license fees or permits; lease and utility deposits		
h. Working capital (approximate)		
i. Realty or interest therein		
<b>j. TOTAL INVESTMENT</b> (Items f through i) (will equal total of amounts listed in item #33)		

34. Source of Funds for Total Investment (item #33j) - identify amount(s), type(s) and explain source(s) and/or terms of Repayment

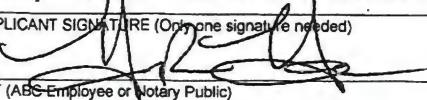
Amount	Type	Source and/or Terms of Repayment
\$1,000	Gift	John Doe, Brother
\$15,000	Promissory Note	to seller, payable @ \$1,000 per month for 15 months
\$10,000	Loan	from ABC Bank, @ 8.5% over 5 yrs; monthly payment = \$2,052

35. LIST ALL BANK ACCOUNTS FOR THIS BUSINESS OPERATION

BANK NAME	BANK ADDRESS	ACCOUNT NUMBER
a.		
b.		

c. NAMES OF ALL PERSONS AUTHORIZED TO SIGN ON BANK ACCOUNT(S) (Print)

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I/we hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my/our financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I/we also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my/our bookkeeper. I/we also read all of the above and declare under penalty of perjury that each and every statement is true and correct.

36. APPLICANT SIGNATURE (Only one signature needed)	PRINTED NAME	DATE SIGNED
	Hugh Horne	4/14/17

ATTEST (ABC Employee or Notary Public)

## **INVESTIGATION CHECKLIST (Cont.)**

Copy of Menu

**Food Lessee Agreement**

**Agreement:**

## Manager

Franchise

Non-retail applicant: Contact U.S. Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB), to find out if a Federal Basic permit is needed (ABC may also need a copy). Contact TTB at National Revenue Center, 550 Main St., Cincinnati, OH 45202-3263, Phone: (800) 398-2282. Website: [www.ttb.gov](http://www.ttb.gov).

Non-retail applicant: Contact ABC Headquarters, (916) 419-2571, concerning the need for: Malt Beverage price Schedule (ABC-701), Territorial Agreements, Label Approval Application (ABC-412), Certificate of Compliance (ABC-578 and ABC 410), and Out-of-State Distilled Spirits Shipper's Certificate (ABC-413 and ABC-414)

Non-retail applicants, except Types 06, 08, 14, 16, 17, 27 and 29, will be contacted directly by the California Board of Equalization, Excise Tax Division, concerning registration requirements for excise tax due on alcoholic beverages.

Retail applicant: Contact U.S. Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB), (877) 882-3277, about the Special Tax Registration; ATF-5630.5, Annual Tax Registration and Return; ATF-5170.2, Liquor Laws and Regulations for Retail Dealers. Website: [www.ttb.gov](http://www.ttb.gov).

Petition for Conditional License - ABC-172.

ABC-203, Acknowledgement of ABC Laws, Rules or Regulations

Rule 60(j) or (l) affidavit.

ABC-226, Statement re: Consideration Deposited in Escrow. Escrow holder must sign and mail to ABC

Date mailed to escrow holder: June 5, 2017

You may need to provide verification (proof) of the source of your funds (e.g., bank statements, savings passbooks, loan papers, real estate papers, financial statement, gift/loan letters, etc.)

# CERTIFICATION RE CHAPTER 15

## TIED-HOUSE RESTRICTIONS

**Instructions**

- Type or print clearly in black or blue ink (do not use red).
- This form is to be completed by all applicants, retail and non- retail.
- This form is used to ensure compliance with tied-house laws, which generally prohibit or restrict vertical integration. These laws prohibit vertical integration of the three levels of the alcoholic beverage industry (manufacturer, wholesaler, and retailer). (Section 25500, et seq., Business & Professions Code.)

**License Applicant Name (Item 1)** -- Enter the name of the license applicant. For a limited partnership, limited liability company, or a corporation, the name of the entity.

## 1. LICENSE APPLICANT NAME

Outsyd the Box, LLC

## 2. LICENSE TYPE

47

## 3. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## 4. APPLICANT ENTITY

SOLE PROPRIETOR

 PARTNERSHIP LIMITED LIABILITY COMPANY

CORPORATION

## 5. CERTIFICATION

**Retail License Applicant**

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does  does not hold any ownership or interest, directly or indirectly, in the business, property, license, or management of any alcoholic beverage producer, rectifier, importer, or wholesaler, in California or elsewhere.

**Non-Retail License Applicant**

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does  does not hold any ownership, directly or indirectly, in any retail license, or in the premises upon which such retail license is located, or in the furniture, fixtures or equipment in such business.

is  is not an agent or employee of a retail licensee.

has  has not furnished, given or loaned any money or other thing of value, directly or indirectly, to a retail licensee, or guaranteed the repayment of any loan or obligation owed by such retail licensee.

does  does not have an interest in the manufacture, importation, or distribution of distilled spirits products in California or elsewhere.

## 6. EXPLAIN DETAILS IF YOU CHECKED "IS", "DOES" OR "HAS" IN ITEM 5.

I have read all of the above information and certifications and declare under penalty of perjury they are true, correct, and complete.

## 7. PRINTED NAME OF PERSON SIGNING FORM

Talton Gerlach

## TITLE

Manager

## SIGNATURE



## DATE SIGNED

4/18/17

**ACKNOWLEDGMENT OF ABC  
LAWS, RULES AND/OR REGULATIONS**

INTERVIEW DATE
6/5/2017
DISTRICT OFFICE
LA/METRO

LICENSEE/APPLICANT NAME (Print)

**LODGE ROOM HLP LLC 574085**

BUSINESS NAME (DBA)

Lodge Room HLP

PREMISES ADDRESS (Street number and name, city, zip code)

104 N Avenue 56, #2, Los Angeles CA 90042-4112

LAWS AND RULES GIVEN

I, AM SIGNING FOR LODGE ROOM HLP LLC, FULLY ACKNOWLEDGE ALL REQUIREMENTS  
PER ABC FORM 521-1 (REGARDING PRIORITY APPLICATIONS). WE FULLY INTEND TO  
OPERATE UNDER THE RESTRICTIONS OF THE LAWS.

**RECEIVED****SEP 19 2017**

On the above date, I was interviewed and instructed by the above office of the Department of Alcoholic Beverage Control.

Dept of Alcoholic Beverage Control  
LA/Metro

During this interview, I was advised of certain laws and rules and was given copies of the laws and rules listed above.

I understand any violation of these laws or rules by me, or my agents or employees, could result in disciplinary action being filed against my alcoholic beverage license(s).

LICENSEE/APPLICANT SIGNATURE



ABC-203 (rev. 01-11)

DATE SIGNED

9/14/17

Department of Alcoholic Beverage Control

**ACKNOWLEDGMENT OF ABC  
LAWS, RULES AND/OR REGULATIONS**

State of California  
EDMUND G. BROWN JR., Governor

RECEIVED

JUN 26 2017

Dept. of Alcoholic Beverage Control  
LA/Metro

DATE  
06/05/2017

DISTRICT OFFICE  
LA/Metro

LICENSEE/APPLICANT NAME (Print)

LODGE ROOM HLP LLC

BUSINESS NAME (DBA)

LODGE ROOM HLP

PREMISES ADDRESS (Street number and name, city, zip code)

104 N AVENUE 56, #2, LOS ANGELES, CA 90042-4112

LAWS AND RULES GIVEN

ABC-527 - Information to Corporate Applicants and Licensees

ABC-533 - Employment of Minors

ABC-545 - Harmful Matter

ABC-571 - FOOD SERVICE, 23038. "Bona Fide Public Eating Place, "Meals".

ABC-613 - Lead Program Mission Statement

SECTION 23038 acknowledgement.

On the above date, I was given copies of the laws and rules listed on this form by the Department of Alcoholic Beverage Control.

I understand any violation of these laws or rules, or any other laws or rules not specifically listed herein that apply to my license, by me, or my agents or employees, could result in disciplinary action being filed against my alcoholic beverage license(s).

LICENSEE/APPLICANT SIGNATURE



DATE SIGNED

June 26, 2017

ABC-203 (01/15)



Section 23038  
Acknowledgment

If you are licensed as a bona fide public eating place, you must be prepared to serve the usual assortment of foods commonly eaten at different times of the day. Meals do not necessarily have to be served continuously, but at least during the normal breakfast hours, the normal lunch hours, and the normal dinner hours.

Premises must be regularly kept open and in a bona fide manner used for the serving of meals to guests for compensation.

(1) "Regularly kept open" - Premises which operate as a bona fide public eating place shall be considered regularly kept open provided they make actual and substantial sales of meals during the normal meal hours at least five days a week. Normal meal hours are considered to be:

BREAKFAST	6:00 a.m. to 9:00 a.m.
LUNCH	11:00 a.m. to 2:00 p.m.
DINNER	6:00 p.m. to 9:00 p.m.

RECEIVED

JUN 20 2017

Not opening until 9:00 p.m. does not relieve you of having to comply with Section 23038 of the Business and Professions Code. You must still open and operate in good faith as a restaurant, as set forth in this document.

(2) "Used in a bona fide manner" - Premises will be considered as being used in a bona fide manner if:

- There is a real offer or holding out to sell meals when the premises are open (as provided above.)
- Actual and substantial sales of meals are made to guests for compensation.

Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider premises as being used in a bona fide manner.

(3) "Meals" - Means the usual assortment of food commonly ordered at various hours of the day. The service of such food and victuals only as sandwiches or salads shall not be deemed compliance with this requirement. However, certain specialty entrees, such as: pizza, fish, ribs, etc., and an assortment of other foods, such as: soups, salads or desserts, may be considered a meal.

(4) Premises must be equipped and maintained in good faith for sales to, and consumption by, the public of meals upon the premises.

(a) "Equipped and maintained in good faith."

(i) Premises must possess, in operative condition, such conveniences for cooking foods as stoves, ovens, broilers, or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed.

(ii) Premises must possess the necessary utensils, table service, and condiment dispensers with which to serve meals to the public.

(iii) Premises must make an actual offer or holding out of sales of food to the public by such devices as menus, posters or signs.

(iv) Premises must possess a supply of goods adequate to make substantial sales of meals.

(5) Food facilities must be maintained in a sanitary condition and the premises must be equipped with a proper amount of refrigeration for keeping of food on the premises and be equipped with such other facilities as are necessary to comply with all regulations of the local health department.

I understand that failure to comply with the above requirements may result in suspension or revocation of my Alcoholic Beverage License.

SIGN AND RETURN TO YOUR CORRESPONDING ABC OFFICE

Date: June 26, 2011

ONDING ABC OFFICE  
  
\_\_\_\_\_  
Applicant Hugh Horne

Witness

**Applicant**

LIC# 574085

RECEIVED

JUN 28 2017  
Dept. of Alcoholic Beverage Control  
151 Mettr

Department of Alcoholic Beverage Control  
ADDITIONAL LICENSE/PERMIT APPLICATION

State of California

Effective July 1, 2012 Revenue and Taxation Code, Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with the Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

(ABC Use Only)  
LICENSE NUMBER  
574085  
RECEIPT NUMBER  
2462990  
FEE PAID COPIES MAILED DATE  
\$1254 N/a  
DISTRICT CODE GEO CODE  
04

SECTION 1- LICENSEE(S) INFORMATION

1. LICENSEE'S NAME

Lodge Room HLP, LLC

2. DOING BUSINESS AS (DBA)

Lodge Room HLP

3. DATE

4. PROPOSED PREMISES ADDRESS

104 N. Avenue 56, #2, Los Angeles, CA 90042

5. DISTRICT OFFICE

LA Metro

6. MAILING ADDRESS

104 N. Avenue 56, #2, Los Angeles, CA 90042

7. LICENSEE'S PHONE NUMBER

SECTION 2- APPLICATION FOR PERMIT/LICENSE

8. TYPE OF PERMIT/LICENSE

47

9. NUMBER OF PERMIT/LICENSES

2

10. PRINCIPAL/MASTER LICENSE NUMBER

Pending #47-574085

I/We apply for the permit/license(s) checked below

a. Caterer's Permit (Type 58)

f. Brandy Importer (Type 11)

j. Duplicate (Type 48)

b. Controlled Access Cabinet (Type 66)

g. Distilled Spirits Importer (Type 12)

k. Event Permit (Type 77)

c. Portable Bar (Type 68)

h. Duplicate (Type 02)

l. Certified Farmer's Market (Type 79 or 84)

d. Beer & Wine Importer (Type 09)

X i. Duplicate (Type 47)

m. Other

e. Duplicate (Type 01 or 23)

Retail Sales/Tasting location? \*Yes

No

\*Beer Manufacturing Temporary Permit requested - please check

SECTION 3- SIGNATURE (Only one signature required)

11. CERTIFICATION FOR SIGNATURE OF A LICENSED PRINCIPAL

I declare under penalty of perjury that I am authorized to sign for licensed entity identified in Item 1, above.

I have read the foregoing and know the contents thereof. Signature must be notarized unless witnessed by ABC employee.

12. SIGNATURE



13. PRINTED NAME AND TITLE

Hugh R. Horne

14. DATE

10/19/17

ABC USE ONLY

RECOMMENDATION

AGENT'S SIGNATURE (if investigation required)

DATE SIGNED

RECOMMENDATION

SUPERVISOR'S SIGNATURE

DATE SIGNED

Distribution: Original to Headquarters Cashier

ABC-220 to follow

Conditions to follow; Hold in HQ until received

RECEIVED

OCT 1, 2017

ABC-239 (rev. 9/14)

Dept of Alcoholic Beverage Control  
LA/Metro

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }On October 19, 2017

Date

before me,

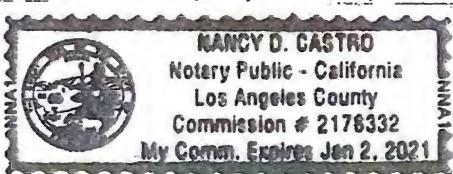
Nancy D. Castro, Notary Public

Here Insert Name and Title of the Officer

personally appeared Hugh Rogers Horne

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

©2017 National Notary Association



State of California  
RECEIPT FOR PAYMENT

Department of Alcoholic Beverage Control

Paid For: LODGE ROOM HLP LLC  
Received at: LA/METRO DISTRICT Office

Received: June 5, 2017  
Receipt No: 2432987  
Total Amount: \$1,065.00

Payment Method	ID#	Amount	Paid By
[REDACTED]	[REDACTED]	\$1,065.00	LODGE ROOM HLP LLC

Accounting Comment:

Detail Transaction	Job #	Dup	Unit Cost	Quantity	Amount Paid
NA - SFP	574085-160921	3			\$117.00
NA - FFP	574085-160921	3			\$72.00
47 - ANN A	574085-160921	0			\$876.00

BY: \_\_\_\_\_

ABC-42 (01/01)

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)  
ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043

File Number: 574085  
Receipt Number: 2432987  
Geographical Code: 1933  
Copies Mailed Date: June 5, 2017  
Issued Date:

DISTRICT SERVING LOCATION: LA/METROFirst Owner: LODGE ROOM HLP LLCName of Business: LODGE ROOM HLPLocation of Business: 104 N AVENUE 56  
#2LOS ANGELES, CA 90042-4112County: LOS ANGELES

Is Premise inside city limits? Yes Census Tract 1838.10

Mailing Address:

(If different from  
premises address)Type of license(s): 47Transferor's license/name: 433750 / TITH, NARINDropping Partner: Yes        No       

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
47 - On-Sale General Eating	INTER-COUNTY TRANSFER	NA	Y	0	09/21/16	\$6,000.00
47 - On-Sale General Eating	ANNUAL FEE	P40	Y	0	06/05/17	\$876.00
NA	STATE FINGERPRINTS	NA	N	3	06/05/17	\$117.00
NA	FEDERAL FINGERPRINTS	NA	N	3	06/05/17	\$72.00
						Total \$7,065.00

Have you ever been convicted of a felony? No

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of LOS ANGELES

Date: September 21, 2016

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor or transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

See 211 Signature Page

LODGE ROOM HLP LLC

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

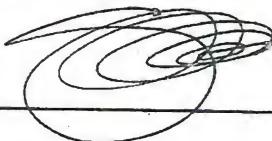
County of Los Angeles

On April 14, 2017 before me, Sarah Marie Brown, Notary Public personally appeared Hugh Rogers Horne

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 

OPTIONAL (Information below is not required by law, but may prove to be of value to persons relying on the Document)

Description of Attached Document

Title or Type of Document: Application Questionnaire

Document Date: 4/14/17 Number of Pages: 2

Signers Other Than Named Above: N/A

## APPLICATION SIGNATURE SHEET ("SIGN ON")

- This form is to be used as the signature page for applications not signed in the District Office.
- Read instructions on reverse before completing.*
- All signatures must be notarized in accordance with laws of the State where signed.*

1. FILE NUMBER (If any)

574085

3. LICENSE TYPE

47

## 1. OWNERSHIP TYPE (Check one)

Sole Owner	Partnership-Ltd
Partnership	Corporation
Married Couple	<input checked="" type="checkbox"/> Limited Liability Company
Domestic Partner	Other
Original	<input checked="" type="checkbox"/> Person to Person Transfer
Exchange	<input checked="" type="checkbox"/> Premise to Premise Transfer
	Other

5. APPLICANT(S) NAME (Last, first, middle)

Lodge Room HLP, LLC

6. APPLICANT'S MAILING ADDRESS (Street address/P.O. box, city, state, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

7. PREMISES ADDRESS (Street address, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## APPLICANT'S CERTIFICATION

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He/She is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he/she has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed

## SOLE OWNER

8. PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

## PARTNERSHIP/LIMITED PARTNERSHIP (Signatures of general partners only)

9. PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

RECEIVED  
MAY 24 2011  
DEPT. OF ALCOHOLIC BEVERAGE CONTROL  
104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE

X

MAY 24 2011  
RECEIVED  
DEPT. OF ALCOHOLIC BEVERAGE CONTROL  
104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## CORPORATION

10. PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

## TITLE

President Vice President Chairman of the Board

SIGNATURE

X

DATE SIGNED

PRINTED NAME (Last, first, middle)

SIGNATURE

X

DATE SIGNED

## TITLE

Secretary Asst. Secretary Chief Financial Officer Asst. Treasurer

## LIMITED LIABILITY COMPANY

11. The limited liability company is member-run

 Yes No

(If no, complete Item #12 below)

12. NAME OF DESIGNATED MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)

1) Gerlach, Dalton, John 2) Horne, Hugh, Rogers

13. MEMBER'S PRINTED NAME (Last, first, middle)

Gerlach, Dalton, John

MEMBER'S PRINTED NAME (Last, first, middle)

Horne, Hugh, Rogers

SIGNATURE  
X   
SIGNATURE  
X

DATE SIGNED  
4/18/17  
DATE SIGNED

ABC-211-SIG (rev. 09/15)

"SIGN ON"

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles)On April 18, 2017 before me,

Date

personally appeared

Nancy D. Castro, Notary Public

Here Insert Name and Title of the Officer

Dalton John Gerlach

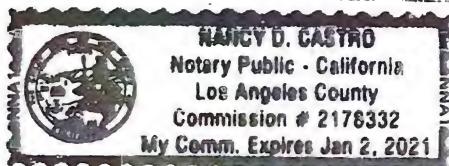
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

 Corporate Officer — Title(s): \_\_\_\_\_ Corporate Officer — Title(s): \_\_\_\_\_ Partner —  Limited  General Partner —  Limited  General Individual  Attorney in Fact Individual  Attorney in Fact Trustee  Guardian or Conservator Trustee  Guardian or Conservator Other: \_\_\_\_\_ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## APPLICATION SIGNATURE SHEET ("SIGN ON")

- This form is to be used as the signature page for applications not signed in the District Office.
- Read instructions on reverse before completing.**
- All signatures must be notarized in accordance with laws of the State where signed.**

2. FILE NUMBER (If any)

574085

3. LICENSE TYPE

47

## 1. OWNERSHIP TYPE (Check one)

<input type="checkbox"/> Sole Owner	<input type="checkbox"/> Partnership-Ltd
<input type="checkbox"/> Partnership	<input type="checkbox"/> Corporation
<input type="checkbox"/> Married Couple	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Domestic Partner	<input type="checkbox"/> Other

## 4. TRANSACTION TYPE

<input type="checkbox"/> Original	<input checked="" type="checkbox"/> Person to Person Transfer
<input type="checkbox"/> Exchange	<input checked="" type="checkbox"/> Premise to Premise Transfer
<input type="checkbox"/> Other	

5. APPLICANT(S) NAME (Last, first, middle)

Lodge Room HLP, LLC

6. APPLICANT'S MAILING ADDRESS (Street address/P.O. box, city, state, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

7. PREMISES ADDRESS (Street address, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## APPLICANT'S CERTIFICATION

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He/She is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he/she has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed

transfer is not made to (a) satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department, (b) to gain or establish a preference to or for any creditor or transferor, or (c) to defraud or injure any creditor or transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

I understand that if I fail to qualify for the license or withdraw this application there will be a service charge of one-fourth of the license fee paid, up to \$100.

## SOLE OWNER

8. PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

## PARTNERSHIP/LIMITED PARTNERSHIP (Signatures of general partners only)

9. PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

PARTNER'S PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

## CORPORATION

10. PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

TITLE

President  Vice President  Chairman of the Board

PRINTED NAME (Last, first, middle)

SIGNATURE  
**X**

DATE SIGNED

TITLE

Secretary  Asst. Secretary  Chief Financial Officer  Asst. Treasurer

## LIMITED LIABILITY COMPANY

11. The limited liability company is member-run

 Yes No

(If no, complete Item #12 below)

12. NAME OF DESIGNATED MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)

1) Gerlach, Dalton, John 2) Horne, Hugh, Rogers

13. MEMBER'S PRINTED NAME (Last, first, middle)

Gerlach, Dalton, John

SIGNATURE  
**X**

DATE SIGNED

MEMBER'S PRINTED NAME (Last, first, middle)

Horne, Hugh, Rogers

SIGNATURE  


DATE SIGNED

4/14/17

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

on April 14, 2017 before me, Sarah Marie Brown, Notary Public personally appeared Hugh Rogers Horne

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

**OPTIONAL** (Information below is not required by law, but may prove to be of value to persons relying on the Document)

Description of Attached Document

Title or Type of Document: Application Signature Sheet ABC 211

Document Date: 4/14/17 Number of Pages: 2

Signers Other Than Named Above: N/A

State of California  
**LICENSE TRANSFER REQUEST ("SIGN OFF")**

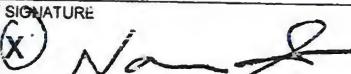
Department of Alcoholic Beverage Control

<ul style="list-style-type: none"> <li><i>This form is to be signed by transferors only.</i></li> <li><i>Read instructions before completing.</i></li> <li><i>All signatures must be notarized in accordance with laws of the State where signed.</i></li> </ul>		1. DISTRICT OFFICE	2. LICENSE NUMBER
			47-433750
		3. TRANSACTION TYPE	
		<input type="checkbox"/> Exchange <input checked="" type="checkbox"/> Premise to Premise Transfer <input checked="" type="checkbox"/> Person to Person Transfer <input type="checkbox"/> Other	
4. LICENSEE'S NAME (Transferor/Seller) <b>NARIN TITH</b>		5. APPLICANT'S NAME (Transferee/Buyer) <b>LODGE ROOM HLP, LLC</b>	
6. EXISTING PREMISES ADDRESS 13464 E. HWY 88, LOCKEFORD, CA 95237			
7. LICENSEE'S MAILING ADDRESS (Transferor/Seller) <span style="background-color: black; color: black; display: inline-block; width: 300px; height: 20px; vertical-align: middle;"></span>		8. LICENSEE'S PHONE NUMBER <span style="background-color: black; color: black; display: inline-block; width: 300px; height: 20px; vertical-align: middle;"></span>	
<p><i>I hereby request surrender of my license under Section 24045.5(b) of the ABC Act so that a Temporary Permit may be issued to the transferee.</i></p>			
9. SIGNATURE OF TRANSFEROR/SELLER FOR TEMPORARY PERMIT (only one signature required) 		DATE SIGNED <b>5-2-2017</b>	
10. RENEWAL DUE DATE	11. SURRENDER DATE	12. TEMP. EFFECTIVE DATE	13. TEMP. EXPIRATION DATE

**TRANSFEROR'S CERTIFICATION**

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is the licensee named in the foregoing transfer application, duly authorized to make this transfer application; (2) that he hereby makes application to surrender all interest in the license(s) described above and to transfer same to the applicant and/or location indicated on the upper portion of this form, if such transfer is approved by the Director; (3) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor of transferor or to defraud or injure any creditor of transferor; (4) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

**SOLE OWNER**

14. SOLE OWNER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED <b>5-2-2017</b>
<b>TITH, NARIN</b>		

**PARTNERSHIP/LIMITED PARTNERSHIP (signature's of general partners only)**

15. PARTNER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED
<b>TITH, NARIN</b>		
PARTNER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED
<b>TITH, NARIN</b>		
PARTNER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED
<b>TITH, NARIN</b>		

**CORPORATION**

16. CORPORATE OFFICER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED
<b>TITH, NARIN</b>		

**TITLE**  
 President
  Vice President
  Chairman of the Board

CORPORATE OFFICER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED
<b>TITH, NARIN</b>		

**TITLE**  
 Secretary
  Assistant Secretary
  Chief Financial Officer
  Assistant Treasurer

**LIMITED LIABILITY COMPANY**

17. The limited liability company is member-run	<input type="checkbox"/> Yes	<input type="checkbox"/> No	(If no, complete Item #18 below)
18. NAME OF DESIGNATED LLC MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle)			ABC INITIALS/DATE (ABC use only)
19. LLC MEMBER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED	
LLC MEMBER'S PRINTED NAME (Last, first, middle)	SIGNATURE 	DATE SIGNED	

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Joaquin }

On May 2, 2017 before me, Scott W. Kriess Notary  
Public,

Date

(here insert name and title of the officer)

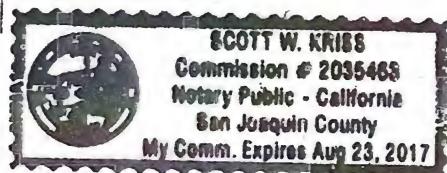
personally appeared Nath Tith 

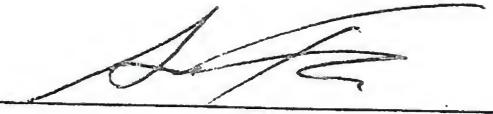


who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature:  (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: license transfer Request Number of Pages: 1

Document Date: 5-2-17 Other: \_\_\_\_\_

Posting should be accomplished within 5 days from the date of application.

Investigation cannot progress until this completed form, Affidavit of Posting, has been received by this office.

Date of Filing Application: **June 5, 2017**

Name of Applicant(s): **LODGE ROOM HLP LLC**

Address of Premises: **104 N AVENUE 56  
#2  
LOS ANGELES, CA 90042-4112**

License(s) Applied for: **47 - On-Sale General Eating Place**

I hereby certify under penalty of perjury that pursuant to the provisions of Section 23985 of the Alcoholic Beverage Control Act and Rule 109, Title 4, Chapter 1, California Code of Regulations, after filing an application to engage in the sale of alcoholic beverages at the above-designated premises, I did date the posting notice and on said date did post the notice in a conspicuous place on the premises and said notice shall remain posted for a period of at least 30 consecutive days.

NOTICE DATED AND POSTING: 6/16/17 ✓

SIGNATURE OF APPLICANT:  DATE 6/16/17

Please return within five (5) days to:

**Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043**

Section 23985 and Rule 109,

Section 23985. POSTING NOTICE. After filing an application to engage in the sale of any alcoholic beverage at any premises, notice of intention to so commence shall be posted in a conspicuous place at the entrance to the premises. The applicant shall notify the department of the date when such notice is first posted. No License shall be issued for the premises until the notice has been so posted for at least 30 consecutive days. The notice shall be in such form as the department shall prescribe.

Notice of the application for a license pursuant to Section 24044 shall be posted at the proposed premises after the application is filed and shall remain so posted for at least 30 consecutive days. The applicant shall notify the department of the date when such notice is first posted.

Rule 109. POSTING NOTICE. After filing an application to sell alcoholic beverages at any premises, the applicant shall post on the proposed premises notice of intention to sell alcoholic beverages. The notice shall be at least two feet in length and fourteen inches in width. This notice shall be posted in a conspicuous place which can be readily observed by ordinary passersby at or near the entrance to the premises. In the case of a vacant lot, posting shall be on a post or stake of permanent material, at the midpoint of the largest boundary fronting on a public thoroughfare at a point not more than ten (10) feet from the sidewalk, or roadway in the absence of any sidewalk. This notice must be mounted upon heavy cardboard or wood backing affixed to the post or stake so as to be readily visible from the sidewalk or roadway.

The notice shall remain posted for at least 30 consecutive days.

Department of Alcoholic Beverage Control  
**DECLARATION OF SERVICE BY MAIL**  
ABC 207F

State of California

Complete this form, attach the original Form ABC-207E and return to ABC office listed below. Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

**Department of Alcoholic Beverage Control  
888 S. FIGUEROA ST.  
STE 320  
LOS ANGELES, CA 90017  
(213) 833-6043**

Applicant(s) Name(s):

**LODGE ROOM HLP LLC**

Premises Address:

**104 N AVENUE 56  
#2  
LOS ANGELES, CA 90042-4112**

I, Henry Trenary, do hereby declare that on 6/21/17, I served by mail upon each  Resident of real property  owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

ADDRESS CITY ZIP CODE

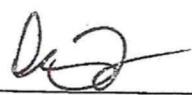
*See Attached*

Continued on reverse or on attachment

*I declare under the penalty of perjury that the foregoing is true and correct.*

Executed at Los Angeles, California, this 21 day of June, 2017

*AP*



---

Signature

**NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES**

ABC-207-E (9/05)

To the Resident or Owner of Real Property Within a 500' Radius:

The applicant(s) for an alcoholic beverage license must mail this notice to every resident of real property within a 500 foot radius of the premises (Section 23985.5 of the Business and Professions Code). The applicant must mail this notice within 15 days of posting the premises. Any protest against the issuance of the license(s) must be received at any office of the Department of Alcoholic Beverage Control (ABC) or Departmental Headquarters within 30 days of the date the premises are posted, or within 30 days of the mailing of this notification, whichever is later. To obtain a copy of the protest form, ABC-510-A, please contact your local ABC office or go online to [www.abc.ca.gov](http://www.abc.ca.gov).

Date of Mailing: 6/21/17 Date Premises Posted: 6/16/17

The below-named applicant(s) has applied for a license to sell alcoholic beverages at:

104 N AVENUE 56, #2  
LOS ANGELES, CA 90042-4112

Type of license(s) applied for:

47 ON SALE GENERAL EATING PLACE

The name(s) of the applicant(s) is/are:

LODGE ROOM HLP LLC

The dba (doing business as) is (if known):

LODGE ROOM HLP

Further information regarding this application or filing a protest may be obtained at:

**Department of Alcoholic Beverage Control**

888 S. Figueroa St., Ste. 320  
Los Angeles, CA 90017  
(213) 833-6043

Los residentes o dueños que no hablen inglés por favor vean al reverso para mayor información.

非英語語系的居民或所有人，請參見背面資訊。

영어 구사 불가능 주민/소유주는 내용 확인을 위해 뒤면을 참조하십시오.

Cư dân/sở hữu chủ nào không nói tiếng Anh, xin xem mặt sau để biết chi tiết.

المقيمين/المالكين الذين لا يتكلمون اللغة الإنجليزية، رجاء مراجعة الصفحة الخلفية للحصول على المعلومات.

El solicitante de una licencia para bebidas alcohólicas debe enviar este aviso por correo a todos los residentes de bienes inmuebles en un radio de 500 pies del establecimiento (Sección 23985.5 del Código de Negocios y Profesiones). El solicitante debe enviar este aviso antes de 15 días a partir del registro del establecimiento. Toda protesta en contra de la expedición de la(s) licencia(s) debe ser recibida en cualquier oficina del Departamento de Control de Bebidas Alcohólicas (ABC) o en la Oficina Central del Departamento hasta 30 días a partir del registro del establecimiento o hasta 30 días a partir de haber enviado por correo esta notificación, la que sea fecha posterior. Para obtener un formulario de protesta, ABC-510-A, favor de comunicarse a la oficina del ABC de su localidad o conéctese por Internet en [www.abc.ca.gov](http://www.abc.ca.gov). Si requiere ayuda, haga el favor de comunicarse a la oficina del ABC que se menciona en la parte inferior de este formulario.

酒精飲料執照的申請人必須將本通知郵寄給在其營業場地半徑 500 呎範圍內設有不動產的每一位居民 (營業與職業法第 23985.5 條)。申請人必須在公告營業場地的 15 天內寄出本通知。如對執照的發放有任何反對意見，必須於公告營業場地的 30 天內或是寄出此通知的 30 天內 (以兩者中較晚的日期為準)，寄達酒精飲料管理局 (ABC) 的任意辦公室或總局。如需反對意見表 ABC-510-A，請與當地 ABC 辦公室聯絡，或造訪 [www.abc.ca.gov](http://www.abc.ca.gov)。如果您需要協助，請與本意見表底部所列的 ABC 辦公室聯絡。

주류취급면허 신청자는 점포 소지 반경 500 푸트 내의 모든 부동산 거주민에게 본 통지서를 우송해야 합니다(전문직업법 제23985.5항). 신청자는 점포 공고 15일 이내에 본 통지서를 우송해야 합니다. 해당 면허 발행에 대한 이의는 점포 공지 30일 이내 또는 본 통지서 우송 30일 이내 중 늦은 기간 안에 주류관리부(ABC)의 모든 사무소 또는 주류관리본부에 접수되어야 합니다. 이의 제기 양식 ABC-510-A 사본을 받으려면 해당 지역 ABC 사무소에 연락하거나 [www.abc.ca.gov](http://www.abc.ca.gov)를 방문하십시오. 도움이 필요하신 경우, 본 양식 하단에 나열되어 있는 ABC 사무소에 연락하십시오.

(Những) người đang xin giấy phép bán thức uống có rượu phải gửi thông báo này cho mỗi cư dân tại các bất động sản tọa lạc trong phạm vi bán kính 500 feet từ nơi bán (Đoạn 23985.5 Bộ Luật Thương Nghiệp và Nghề Nghiệp). Đương đơn phải gửi thông báo này trong vòng 15 ngày sau khi công bố địa điểm. Bất cứ trường hợp nào phản đối việc cấp (các) giấy phép đều phải nộp cho bất cứ văn phòng nào của Bộ Kiểm Soát Thức Uống Có Rượu (ABC) hoặc Trụ Sở của Bộ trong vòng 30 ngày sau ngày công bố địa điểm, hoặc trong vòng 30 ngày sau khi gửi thông báo này, tùy theo trường hợp nào xảy ra sau. Muốn xin mẫu phản đối, ABC-510-A, xin liên lạc với văn phòng ABC tại địa phương quý vị hoặc trên mạng tại [www.abc.ca.gov](http://www.abc.ca.gov). Xin liên lạc với văn phòng ABC ghi ở cuối mẫu này nếu quý vị cần được giúp.

على المتقدم/المتقدمين برخصة لبيع المشروبات الكحولية إرسال هذا الإشعار لكل صاحب ملك على بعد ٥٠٠ قدم حول المحل (الجزء 23985.5 من قانون المحلات التجارية والمهنية). على المتقدم بالطلب إرسال هذا الإشعار خلال ١٥ يوماً من عرضه في المحل. يجب استلام أي احتجاج ضد إصدار الرخصة/الرخص من قبل أي مكتب تابع لإدارة مراقبة المشروبات الكحولية (Alcoholic Beverage Control) أو المقر الرئيسي الإداري خلال ٣٠ يوماً من تاريخ عرض الإشعار في المحل التجاري، أو خلال ٣٠ يوماً من إرسال هذا الإشعار بالبريد، أيهما حدث لاحقاً. للحصول على نسخة من نموذج الاحتجاج، ABC-510-A، يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي أو عن طريق الموقع الإلكتروني على الإنترنت [www.abc.ca.gov](http://www.abc.ca.gov). يرجى الاتصال بمكتب مراقبة المشروبات الكحولية المحلي المبين في أسفل هذا النموذج إذا احتجت للمساعدة.

Occupant	Address	Unit	Number	City/State/Zip
Occupant	207 N. Avenue 55	Unit	1	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	2	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	3	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	4	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	5	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	6	Los Angeles, CA 90042
Occupant	207 N. Avenue 55	Unit	7	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	1	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	2	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	3	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	4	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	5	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	6	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	7	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	8	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	9	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	10	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	11	Los Angeles, CA 90042
Occupant	201 N. Avenue 55	Unit	12	Los Angeles, CA 90042
Occupant	139 N. Avenue 55			Los Angeles, CA 90042
Occupant	131 N. Avenue 55			Los Angeles, CA 90042
Occupant	125 N. Avenue 55			Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	1	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	2	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	3	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	4	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	5	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	6	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	7	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	8	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	9	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	10	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	11	Los Angeles, CA 90042
Occupant	117 N. Avenue 55	Unit	12	Los Angeles, CA 90042
Occupant	115 N. Avenue 55			Los Angeles, CA 90042
Occupant	113 N. Avenue 55			Los Angeles, CA 90042
Occupant	111 N. Avenue 55			Los Angeles, CA 90042
Occupant	109 N. Avenue 55			Los Angeles, CA 90042
Occupant	124 N. Avenue 55			Los Angeles, CA 90042
Occupant	218 N. Avenue 56			Los Angeles, CA 90042
Occupant	218 1/2 N. Avenue 56			Los Angeles, CA 90042
Occupant	212 N. Avenue 56			Los Angeles, CA 90042
Occupant	212 1/2 N. Avenue 56			Los Angeles, CA 90042
Occupant	206 N. Avenue 56			Los Angeles, CA 90042
Occupant	200 N. Avenue 56			Los Angeles, CA 90042
Occupant	138 N. Avenue 56			Los Angeles, CA 90042

✓P

Occupant	132 N. Avenue 56		Los Angeles, CA 90042
Occupant	132 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	1 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	2 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	3 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	4 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	5 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	6 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	7 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	8 Los Angeles, CA 90042
Occupant	128 N. Avenue 56	Unit	9 Los Angeles, CA 90042
Occupant	116 N. Avenue 56	Unit	1 Los Angeles, CA 90042
Occupant	116 N. Avenue 56	Unit	2 Los Angeles, CA 90042
Occupant	116 N. Avenue 56	Unit	3 Los Angeles, CA 90042
Occupant	116 N. Avenue 56	Unit	4 Los Angeles, CA 90042
Occupant	116 N. Avenue 56	Unit	5 Los Angeles, CA 90042
Occupant	219 N. Avenue 56		Los Angeles, CA 90042
Occupant	215 N. Avenue 56		Los Angeles, CA 90042
Occupant	207 N. Avenue 56		Los Angeles, CA 90042
Occupant	201 N. Avenue 56		Los Angeles, CA 90042
Occupant	137 N. Avenue 56		Los Angeles, CA 90042
Occupant	129 N. Avenue 56		Los Angeles, CA 90042
Occupant	129 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	131 N. Avenue 56		Los Angeles, CA 90042
Occupant	131 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	127 N. Avenue 56		Los Angeles, CA 90042
Occupant	127 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	125 N. Avenue 56	Unit	1 Los Angeles, CA 90042
Occupant	125 N. Avenue 56	Unit	2 Los Angeles, CA 90042
Occupant	125 N. Avenue 56	Unit	3 Los Angeles, CA 90042
Occupant	125 N. Avenue 56	Unit	4 Los Angeles, CA 90042
Occupant	111 N. Avenue 56		Los Angeles, CA 90042
Occupant	111 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	109 N. Avenue 56		Los Angeles, CA 90042
Occupant	109 1/2 N. Avenue 56		Los Angeles, CA 90042
Occupant	121 S. Avenue 56		Los Angeles, CA 90042
Occupant	133 S. Avenue 56		Los Angeles, CA 90042
Occupant	135 S. Avenue 56		Los Angeles, CA 90042
Occupant	137 S. Avenue 56		Los Angeles, CA 90042
Occupant	139 S. Avenue 56		Los Angeles, CA 90042
Occupant	120 S. Avenue 56		Los Angeles, CA 90042
Occupant	130 S. Avenue 56		Los Angeles, CA 90042
Occupant	132 S. Avenue 56		Los Angeles, CA 90042
Occupant	132 1/2 S. Avenue 56		Los Angeles, CA 90042
Occupant	134 S. Avenue 56		Los Angeles, CA 90042
Occupant	136 S. Avenue 56		Los Angeles, CA 90042
Occupant	204 N. Avenue 57		Los Angeles, CA 90042

Occupant	202 N. Avenue 57	Los Angeles, CA 90042
Occupant	200 N. Avenue 57	Los Angeles, CA 90042
Occupant	138 N. Avenue 57	Los Angeles, CA 90042
Occupant	134 N. Avenue 57	Los Angeles, CA 90042
Occupant	134 1/2 N. Avenue 57	Los Angeles, CA 90042
Occupant	132 N. Avenue 57	Los Angeles, CA 90042
Occupant	132 1/2 N. Avenue 57	Los Angeles, CA 90042
Occupant	130 N. Avenue 57	Los Angeles, CA 90042
Occupant	130 1/2 N. Avenue 57	Los Angeles, CA 90042
Occupant	128 N. Avenue 57	Los Angeles, CA 90042
Occupant	128 1/2 N. Avenue 57	Los Angeles, CA 90042
Occupant	112 Roselawn Pl.	Los Angeles, CA 90042
Occupant	116 Roselawn Pl.	Los Angeles, CA 90042
Occupant	120 Roselawn Pl.	Los Angeles, CA 90042
Occupant	124 Roselawn Pl.	Los Angeles, CA 90042
Occupant	128 Roselawn Pl.	Los Angeles, CA 90042
Occupant	128 1/2 Roselawn Pl.	Los Angeles, CA 90042
Occupant	132 Roselawn Pl.	Los Angeles, CA 90042
Occupant	121 Roselawn Pl.	Los Angeles, CA 90042
Occupant	121 1/2 Roselawn Pl.	Los Angeles, CA 90042
Occupant	125 Roselawn Pl.	Los Angeles, CA 90042
Occupant	125 1/2 Roselawn Pl.	Los Angeles, CA 90042
Occupant	127 Roselawn Pl.	Los Angeles, CA 90042
Occupant	129 Roselawn Pl.	Los Angeles, CA 90042
Occupant	135 Roselawn Pl.	Los Angeles, CA 90042
Occupant	139 Roselawn Pl.	Los Angeles, CA 90042
Occupant	139 1/2 Roselawn Pl.	Los Angeles, CA 90042
Occupant	5515 Marmion Way	Los Angeles, CA 90042
Occupant	5531 Marmion Way	Los Angeles, CA 90042
Occupant	5537 Marmion Way	Los Angeles, CA 90042
Occupant	5537 1/2 Marmion Way	Los Angeles, CA 90042
Occupant	5607 Marmion Way	Los Angeles, CA 90042
Occupant	5506 Marmion Way	Los Angeles, CA 90042
Occupant	5508 Marmion Way	Los Angeles, CA 90042
Occupant	5510 Marmion Way	Los Angeles, CA 90042
Occupant	5512 Marmion Way	Los Angeles, CA 90042
Occupant	5514 Marmion Way	Los Angeles, CA 90042
Occupant	5516 Marmion Way	Los Angeles, CA 90042
Occupant	5518 Marmion Way	Los Angeles, CA 90042
Occupant	5522 Marmion Way	Los Angeles, CA 90042
Occupant	5224 Marmion Way	Los Angeles, CA 90042
Occupant	5226 Marmion Way	Los Angeles, CA 90042

**1. APPLICANT NAME (Last, first, middle)**

Lodge Room HLP, LLC

**3. PREMISES ADDRESS** (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

2. LICENSE TYPE

47

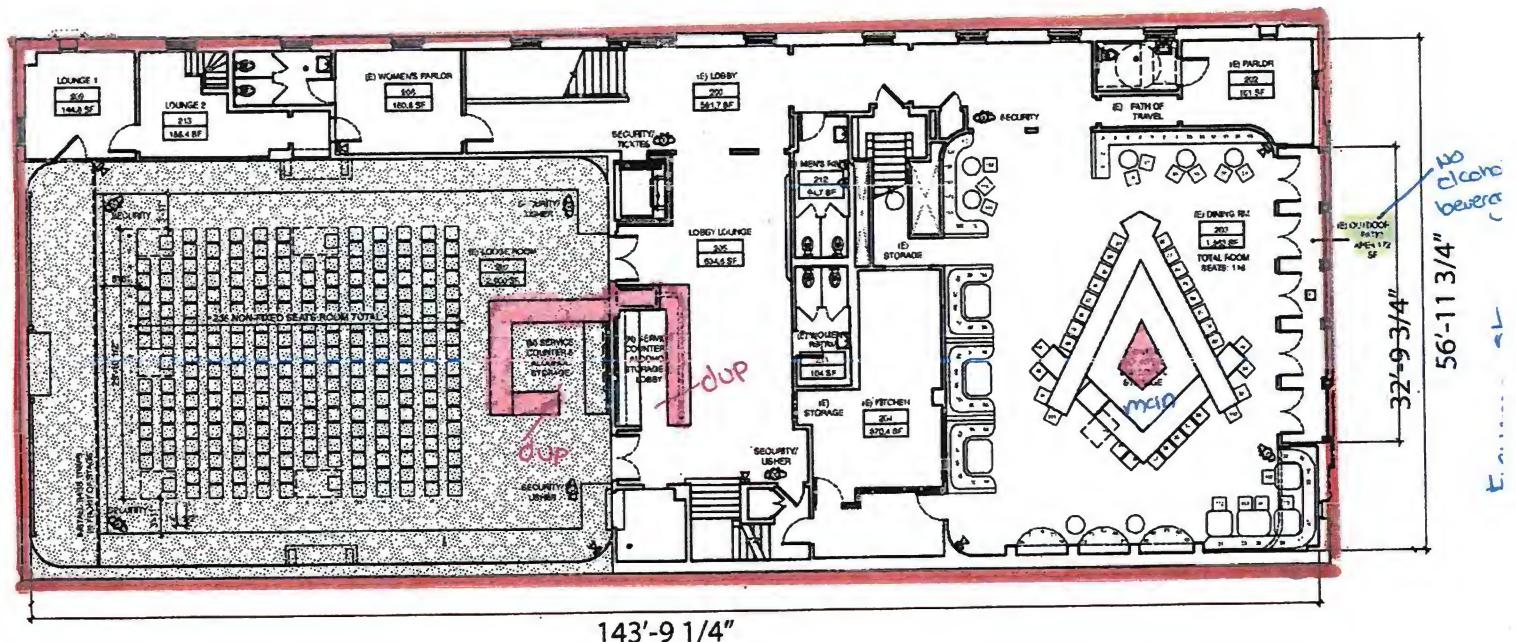
#### 4. NEAREST CROSS STREET

Figueroa St.

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, *including dimensions and identification of each room (i.e., "storeroom", "office", etc.).*

## DIAGRAM

AVENUE 56



It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

**APPLICANT SIGNATURE (One signature required)**

DATE SIGNED

4/14/17

**CERTIFIED CORRECT**

PRINTED NAME

**FOR ABC USE ONLY**

**INSPECTION DATE**

17.03.2017

ABC-257 (5/05)

✓  
100

Department of Alcoholic Beverage Control  
**PLANNED OPERATION (RETAIL)**

**SECTION I - FOR ALL RETAIL APPLICANTS**

1. APPLICANT NAME(S)	2. LICENSE TYPE(S)						
Lodge Room HLP, LLC	47						
3. PREMISES ADDRESS (Street number and name, city, zip code)	4. NEAREST CROSS STREET						
104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042	Figueroa St.						
5. TYPE OF BUSINESS (Choose one that best describes the planned operation)							
<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Cafeteria/Hofbrau	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club				
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club				
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern	<input type="checkbox"/> Fraternal Club				
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room					
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market				
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy				
<input type="checkbox"/> Variety/Drug Store	<input type="checkbox"/> Gift Shop/Florist	<input type="checkbox"/> Convenience Market w/Gasoline					
<input type="checkbox"/> Other - describe:							
6. PATRON CAPACITY	7. SURROUNDING AREA	8. PREMISES IS LOCATED IN					
352	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other	<input type="checkbox"/> Rural <input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Free Standing Building	<input type="checkbox"/> Shopping Center (Name):			
		<input type="checkbox"/> 10 Units or Less	<input type="checkbox"/> More than 10 Units				
9. FOOD SERVICE	10. PARKING LOT?	11. PATIO?	12. WILL YOU HIRE A MANAGER? (Rule 57.5)	13. WILL YOU HAVE A FOOD LESSEE? (Rule 57.7)			
<input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Full Meals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
14. MEAL TYPE	15. TYPE OF FOOD	16. HOURS OF FOOD SERVICE					
<input checked="" type="checkbox"/> Dinner House <input type="checkbox"/> Seafood	<input checked="" type="checkbox"/> American <input type="checkbox"/> Greek <input type="checkbox"/> Indian <input type="checkbox"/> French	BREAKFAST HOURS From: 7:00 am To: 11:00 am					
<input type="checkbox"/> Fast Food/Deli <input type="checkbox"/> Other:	<input type="checkbox"/> Chinese <input type="checkbox"/> Korean <input type="checkbox"/> Italian <input type="checkbox"/> Thai	LUNCH HOURS From: 11:00 am To: 5:00 pm					
<input type="checkbox"/> Pizza/Pasta	<input type="checkbox"/> Japanese <input type="checkbox"/> Other:	DINNER HOURS From: 5:00 pm To: 2:00 am					
17. OPERATING HOURS							
Opening Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am	7:00 am
Closing Time	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am	2:00 am
18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)							
<input type="checkbox"/> None	<input checked="" type="checkbox"/> *Amplified Music	<input checked="" type="checkbox"/> Patron Dancing	<input type="checkbox"/> Card Room				
<input checked="" type="checkbox"/> Recorded Music	<input checked="" type="checkbox"/> *Live Entertainment	<input type="checkbox"/> Bikini/Topless/Exotic	<input type="checkbox"/> Movies				
<input type="checkbox"/> Juke Box	<input type="checkbox"/> *Floor/Stage Shows	<input type="checkbox"/> Pool/Billiard Tables	<input type="checkbox"/> "Hot Spot"/Lottery				
<input type="checkbox"/> *Other	<input type="checkbox"/> Karaoke	<input type="checkbox"/> *Amateur/Pro Sports Events	<input type="checkbox"/> Video/Coin-Operated Games				
*Description: Live music, comedy, theater/plays							
19. PREMISES IS LOCATED ON	20. TYPE OF STRUCTURE						
<input checked="" type="checkbox"/> Major Thoroughfare	<input type="checkbox"/> Secondary Street	<input type="checkbox"/> Single Story	<input type="checkbox"/> Two-Story				
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Multi-Story - Number of stories: 3						
21. PASS-THROUGH WINDOW?	22. FIXED BARS?	23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES?					
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes - how many: 2	<input type="checkbox"/> No	45%			
24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)				25. DATE ENTERED INTO CABIN			

FOR ABC USE ONLY

**SUPPLEMENTAL DIAGRAM****Instructions to Applicant:**

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle)

Lodge Room HLP, LLC

2. LICENSE TYPE

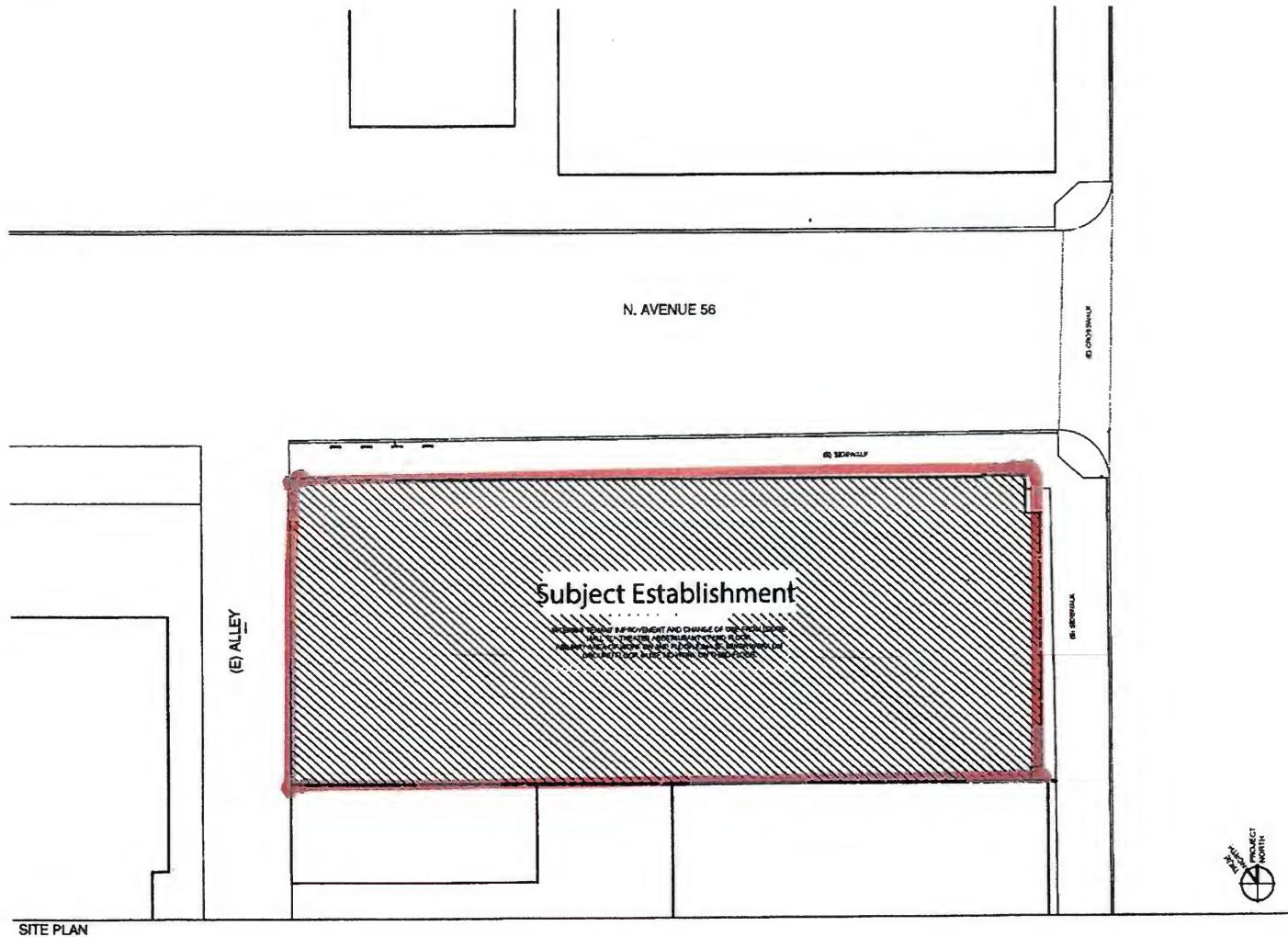
47

3. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

4. NEAREST CROSS STREET

Figueroa St.

**DIAGRAM**

I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE

DATE SIGNED

4/14/17

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)

PRINTED NAME

INSPECTION DATE

Stacy Williams

4/17-Oct-2017

# CERTIFICATION RE CHAPTER 15

## TIED-HOUSE RESTRICTIONS

**Instructions**

- Type or print clearly in black or blue ink (do not use red).
- This form is to be completed by all applicants, retail and non-retail.
- This form is used to ensure compliance with tied-house laws, which generally prohibit or restrict vertical integration. These laws prohibit vertical integration of the three levels of the alcoholic beverage industry (manufacturer, wholesaler, and retailer). (Section 25500, et seq., Business & Professions Code.)

**License Applicant Name (Item 1)** -- Enter the name of the license applicant. For a limited partnership, limited liability company, or a corporation, the name of the entity.

**License Type (Item 2)** -- Enter the numeric designation for the applied-for license (e.g., Type 21) or a description (e.g., Off-Sale General).

**Premises Address (Item 3)** -- Enter the location of the proposed business.

**Applicant Entity (Item 4)** -- Check the box for the type of business ownership.

**Certification (Items 5 & 6)** -- Check the boxes that apply and explain ownerships, interests, gifts or loans.

**Signature (Item 7)** -- Any one signature for the certifying entity is sufficient (e.g., one general partner; one corporate officer; an LLC member, if member-run; the LLC manager, if manager-run; or LLC officer, if designated).

## 1. LICENSE APPLICANT NAME

Lodge Room HLP, LLC

## 2. LICENSE TYPE

47

## 3. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

## 4. APPLICANT ENTITY

 SOLE PROPRIETOR PARTNERSHIP LIMITED LIABILITY COMPANY CORPORATION

## 5. CERTIFICATION

## Retail License Applicant

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does  does not hold any ownership or interest, directly or indirectly, in the business, property, license, or management of any alcoholic beverage producer, rectifier, importer, or wholesaler, in California or elsewhere.

## Non-Retail License Applicant

The above applicant, and/or any entity or person holding any direct or indirect ownership, management, or other interest in the applicant, and/or any entity or person in which the applicant holds any direct or indirect ownership, management, or other interest (including loans, loan guarantees and other indebtedness):

does  does not hold any ownership, directly or indirectly, in any retail license, or in the premises upon which such retail license is located, or in the furniture, fixtures or equipment in such business.

is  is not an agent or employee of a retail licensee.

has  has not furnished, given or loaned any money or other thing of value, directly or indirectly, to a retail licensee, or guaranteed the repayment of any loan or obligation owed by such retail licensee.

does  does not have an interest in the manufacture, importation, or distribution of distilled spirits products in California or elsewhere.

## 6. EXPLAIN DETAILS IF YOU CHECKED "IS", "DOES" OR "HAS" IN ITEM 5.

I have read all of the above information and certifications and declare under penalty of perjury they are true, correct, and complete.

## 7. PRINTED NAME OF PERSON SIGNING FORM

Hugh Horne

## TITLE

Manager

## SIGNATURE



## DATE SIGNED

4/14/17

## LIMITED LIABILITY COMPANY QUESTIONNAIRE

Instructions: An individual managing member or designee may sign on behalf of the limited liability company.  
Attach a copy of original operating agreement and all amendments.

1. LIMITED LIABILITY COMPANY NAME <b>Lodge Room HLP, LLC</b>	2. TELEPHONE NUMBER		
3. PREMISES ADDRESS <b>104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042</b>	(Street number and name, city, zip code)		
4. COMPANY HEADQUARTERS ADDRESS <b>104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042</b>	(Street number and name, city, state, zip code)		
5. HEADQUARTERS TELEPHONE NUMBER			
6. COMPANY ATTORNEY'S NAME <b>Joel Kantor</b>	7. ATTORNEY'S TELEPHONE NUMBER		
8. COMPANY ATTORNEY'S ADDRESS <b>1990 S. Bundy Dr., #375, Los Angeles, CA 90025</b>	(Street number and name, city, state, zip code)		
9. DATE LLC-1 FILED WITH SECRETARY OF STATE <b>2/12/2016</b>	10. STATE WHERE LLC-1 FILED WITH SECRETARY OF STATE <b>CA</b>	11. STATE WHERE LLC FORMED <b>CA</b>	12. ARTICLES OF ORGANIZATION (LLC-2 OR LLC-10) HAS BEEN AMENDED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
13. OPERATING AGREEMENT DATE <b>2/10/2016</b>	14. LAST AMENDMENT DATE <b>1/6/2017</b>		
15. The Limited Liability Company will be managed by (check one)			
<input type="checkbox"/> One Manager	<input checked="" type="checkbox"/> More than one Manager	<input type="checkbox"/> Members	<input type="checkbox"/> Single Member
16. NAME OF MANAGER(S)			
MANAGER PRINTED NAME <b>Outsyd the Box, LLC</b>	MANAGER PRINTED NAME <b>Hugh Horne</b>	MANAGER PRINTED NAME	
MANAGER PRINTED NAME			
17. NAME OF OFFICERS AUTHORIZED BY ARTICLES OR AGREEMENT			
OFFICER PRINTED NAME	OFFICER PRINTED NAME	OFFICER PRINTED NAME	
OFFICER PRINTED NAME	OFFICER PRINTED NAME	OFFICER PRINTED NAME	
18. LIST ALL MEMBERS			
MEMBER'S PRINTED NAME <b>Hugh Horne</b>	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	
MEMBER'S PRINTED NAME <b>Outsyd the Box, LLC</b>	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	
MEMBER'S PRINTED NAME	PERCENTAGE OF OWNERSHIP	EFFECTIVE DATE	

I hereby certify that the above are the present managers, officers, and members of the limited liability company and that each such manager, officer, and member is the real party in interest with respect to his or her position and is not acting, directly or indirectly as an agent, employee or representative of any other person not reported to the Department. The provisions of sections 23405.2 and 23405.3 of the Business and Professions Code are hereby acknowledged and it is understood that changes within the limited liability company and/or entities holding interest in the limited liability company will be reported to the Department as required.

19. SIGNATURE OF MANAGER OR DESIGNEE



PRINTED NAME

**Hugh Horne**

DATE SIGNED

**4/14/17**

(Use reverse for additional names if needed)

**QJ**

LLC-2	Amendment to Articles of Organization of a Limited Liability Company (LLC)
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To change information of record for your California LLC, you can fill out this form, and submit for filing along with:

- A \$30 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.
- To file this form, the status of your LLC must be active on the records of the California Secretary of State, or if suspended, this form can only be filed to list a new LLC name. To check the status of the LLC, go to [kepler.sos.ca.gov](http://kepler.sos.ca.gov).

**Important!** To change the LLC addresses, or to change the name or address of the LLC's agent for service of process, you must file a Statement of Information (Form LLC-12). To get Form LLC-12, go to [www.sos.ca.gov/business/be/statements.htm](http://www.sos.ca.gov/business/be/statements.htm).

Items 4-6: Only fill out the information that is changing. Attach extra pages if you need more space or need to include any other matters.

*JK*  
FILED  
Secretary of State  
State of California  
JAN 06 2017 *JP*

*JP*

This Space For Office Use Only

For questions about this form, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm).

① LLC's Exact Name (on file with CA Secretary of State)

*Lodge Room HP, LLC*

② LLC File No. (issued by CA Secretary of State)

*201605010390*

**Purpose**

③ The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

**New LLC Name** (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

④ *Lodge Room HP, LLC*

Proposed LLC Name

The proposed new name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company.

**Management** (Check only one.)

⑤ The LLC will be managed by:

One Manager  More Than One Manager  All Limited Liability Company Member(s)

**Amendment to Text of the Articles of Organization** (List both the current text, and the text as amended by this filing.)

⑥

**Read and sign below:** Unless a greater number is provided for in the Articles of Organization, this form must be signed by at least one manager, if the LLC is manager-managed or at least one member, if the LLC is member-managed. If the signing manager or member is a trust or another entity, go to [www.sos.ca.gov/business/be/filing-tips.htm](http://www.sos.ca.gov/business/be/filing-tips.htm) for more information. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are part of this document.

*Sign here*

*Dalton Gerlach*  
Print your name here

*Manager*  
Your business title

Make check/money order payable to: **Secretary of State**  
Upon filing, we will return one (1) uncertified copy of your filed  
document for free, and will certify the copy upon request and  
payment of a \$5 certification fee.

**By Mail**  
Secretary of State  
Business Entities, P.O. Box 944228  
Sacramento, CA 94244-2280

**Drop-Off**  
Secretary of State  
1500 11th Street, 3rd Floor  
Sacramento, CA 95814



LLC-1	Articles of Organization of a Limited Liability Company (LLC)		
<p>To form a limited liability company in California, you can fill out this form, and submit for filing along with:</p> <ul style="list-style-type: none"> <li>- A <b>\$70</b> filing fee.</li> <li>- A separate, non-refundable <b>\$15</b> service fee also must be included, if you drop off the completed form.</li> </ul> <p><b>Important!</b> LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <a href="https://www.ftb.ca.gov">https://www.ftb.ca.gov</a>.</p> <p>LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.</p> <p><b>Note:</b> Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.</p>			
<p>For questions about this form, go to <a href="http://www.sos.ca.gov/business/befiling-tips.htm">www.sos.ca.gov/business/befiling-tips.htm</a>.</p> <p>LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)</p> <p>① <u>Lodge Room HP LLC</u></p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Proposed LLC Name</p> <p>Purpose</p> <p>② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.</p> </td> <td style="vertical-align: top;"> <p>The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd., Liability Co. or Ltd. Liability Company, and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to <a href="http://www.sos.ca.gov/business/befile/name-availability.htm">www.sos.ca.gov/business/befile/name-availability.htm</a>.</p> </td> </tr> </table> <p>LLC Addresses</p> <p>③ a. <u>104 North Avenue 56</u>      <u>Los Angeles</u>      <u>CA</u> <u>90042</u>  <i>Initial Street Address of Designated Office in CA - Do not list a P.O. Box</i>      <i>City (no abbreviations)</i>      <i>State</i>      <i>Zip</i></p> <p>b. <u>Initial Mailing Address of LLC, if different from 3a</u>      <u>City (no abbreviations)</u>      <u>State</u>      <u>Zip</u></p> <p>Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)</p> <p>④ a. <u>National Registered Agents, Inc.</u>  <i>Agent's Name</i></p> <p>b. <u>Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box</u>      <u>City (no abbreviations)</u>      <u>CA</u>      <u>State</u>      <u>Zip</u></p> <p>Management (Check only one.)</p> <p>⑤ The LLC will be managed by:</p> <p><input type="checkbox"/> One Manager    <input checked="" type="checkbox"/> More Than One Manager    <input type="checkbox"/> All Limited Liability Company Member(s)</p> <p>This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.</p>		<p>Proposed LLC Name</p> <p>Purpose</p> <p>② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.</p>	<p>The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd., Liability Co. or Ltd. Liability Company, and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to <a href="http://www.sos.ca.gov/business/befile/name-availability.htm">www.sos.ca.gov/business/befile/name-availability.htm</a>.</p>
<p>Proposed LLC Name</p> <p>Purpose</p> <p>② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.</p>	<p>The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd., Liability Co. or Ltd. Liability Company, and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to <a href="http://www.sos.ca.gov/business/befile/name-availability.htm">www.sos.ca.gov/business/befile/name-availability.htm</a>.</p>		

201605010390

FILED *LA*  
 Secretary of State  
 State of California *ff*  
 FEB 12 2016  
 This Space For Office Use Only

1PC

Organizer - Sign here

*Hugh Horne*  
 Print your name here

Make check/money order payable to: Secretary of State  
 Upon filing, we will return one (1) uncertified copy of your filed  
 document for free, and will certify the copy upon request and  
 payment of a \$5 certification fee.

By Mail  
 Secretary of State  
 Business Entities, P.O. Box 944228  
 Sacramento, CA 94244-2280

Drop-Off  
 Secretary of State  
 1500 11th Street, 3rd Floor  
 Sacramento, CA 95814

## LIMITED LIABILITY COMPANY QUESTIONNAIRE

Instructions: An individual managing member or designee may sign on behalf of the limited liability company.  
Attach a copy of original operating agreement and all amendments.

1. LIMITED LIABILITY COMPANY NAME

Outsyd the Box, LLC

3. PREMISES ADDRESS

(Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

4. COMPANY HEADQUARTERS ADDRESS

(Street number and name, city, state, zip code)

6. COMPANY ATTORNEY'S NAME

Joel Kantor

8. COMPANY ATTORNEY'S ADDRESS

1990 S. Bundy Dr. #375 Los Angeles CA 90025

9. DATE LLC-1 FILED WITH SECRETARY OF STATE

6/25/2012

10. STATE WHERE LLC-1 FILED

WITH SECRETARY OF STATE  
CA

11. STATE WHERE LLC FORMED

CA

2. TELEPHONE NUMBER

323-238-7059

5. HEADQUARTERS TELEPHONE NUMBER

310-442-5300

13. OPERATING AGREEMENT DATE

6/2012

14. LAST AMENDMENT DATE

15. The Limited Liability Company will be managed by (check one)

 One Manager More than one Manager

Members

Single Member

16. NAME OF MANAGER(S)

MANAGER PRINTED NAME

Dalton Gerlach

MANAGER PRINTED NAME

MANAGER PRINTED NAME

MANAGER PRINTED NAME

17. NAME OF OFFICERS AUTHORIZED BY ARTICLES OR AGREEMENT

OFFICER PRINTED NAME

OFFICER PRINTED NAME

OFFICER PRINTED NAME

OFFICER PRINTED NAME

18. LIST ALL MEMBERS

MEMBER'S PRINTED NAME

Dalton Gerlach

MEMBER'S PRINTED NAME

PERCENTAGE OF OWNERSHIP

EFFECTIVE DATE

PERCENTAGE OF OWNERSHIP

EFFECTIVE DATE

MEMBER'S PRINTED NAME

PERCENTAGE OF OWNERSHIP

EFFECTIVE DATE

MEMBER'S PRINTED NAME

PERCENTAGE OF OWNERSHIP

EFFECTIVE DATE

MEMBER'S PRINTED NAME

PERCENTAGE OF OWNERSHIP

EFFECTIVE DATE

I hereby certify that the above are the present managers, officers, and members of the limited liability company and that each such manager, officer, and member is the real party in interest with respect to his or her position and is not acting, directly or indirectly as an agent, employee or representative of any other person not reported to the Department. The provisions of sections 23405.2 and 23405.3 of the Business and Professions Code are hereby acknowledged and it is understood that changes within the limited liability company and/or entities holding interest in the limited liability company will be reported to the Department as required.)

19. SIGNATURE OF MANAGER OR DESIGNEE

PRINTED NAME

Dalton Gerlach

DATE SIGNED

4/18/17

(Use reverse for additional names if needed)

Q



# State of California Secretary of State

LLC-1

File #

201219110171

## Limited Liability Company Articles of Organization

A \$70.00 filing fee must accompany this form.

Important – Read instructions before completing this form.

**FILED**  
In the Office of the Secretary of State  
of the State of California

JUN 25 2012

This Space For Filing Use Only

Entity Name (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)

1. NAME OF LIMITED LIABILITY COMPANY

Outsyd The Box, LLC.

Purpose (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

Initial Agent for Service of Process (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Dalton Gerlach

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE  
3701 S. Main Street Los Angeles CA 90007

Management (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

- ONE MANAGER
- MORE THAN ONE MANAGER
- ALL LIMITED LIABILITY COMPANY MEMBER(S)

Additional Information

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

Execution

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

6-21-12

DATE

SIGNATURE OF ORGANIZER

Dalton Gerlach

TYPE OR PRINT NAME OF ORGANIZER

Department of Alcoholic Beverage Control  
**ZONING AFFIDAVIT**

State of California  
 Edmund G. Brown Jr., Governor

*Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.*

1. APPLICANT(S) NAME (Last, first, middle)

Lodge Room HLP, LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

4. TYPE OF LICENSE APPLIED FOR

47

5. UPGRADE OF LICENSED PRIVILEGES  
 Yes  No

3. PARCEL NUMBER OF PROPERTY (Obtain from  
 County Assessor's Office)

5468024010

6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY  
 None

7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.)

Theater/Restaurant/Lounge

8. ARE THE PREMISES INSIDE THE CITY LIMITS?  
 Yes  No

9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.)

C2-2D-HPOZ

10. DOES ZONING PERMIT INTENDED USE?

Yes  No

11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED?  
 (If yes, please attach copy of receipt or C.U.P.)

Yes  No

12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P.

Approved on: 3/17/2017

13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT

Iris Fagar-Awakuni

14. PLANNER'S PHONE NUMBER

213 202-5475

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.

15. APPLICANT'S SIGNATURE (One signature will suffice)



16. DATE SIGNED

4/14/17

**FOR DEPARTMENT USE ONLY**

<input type="checkbox"/> C.U.P. Approved	IF APPROVED, EFFECTIVE DATE	FILE NUMBER
<input type="checkbox"/> C.U.P. Denied	DATE DENIED	

**GENERAL INFORMATION**

•Section 23790 of the Business and Professions Code says that ABC may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

•A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

**23790. Zoning ordinances.** No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

- (a) The premises retain the same type of retail liquor license within a license classification.
- (b) The licensed premises are operated continuously without substantial change in mode or character of operation. For purposes of this subdivision, a break in continuous operation does not include:
  - (1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.
  - (2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.

CHARLES J. RAUSCH, JR.  
INTERIM CHIEF ZONING ADMINISTRATOR  
ASSOCIATE ZONING ADMINISTRATORS  
JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
THEODORE L. IRVING  
ALETA D. JAMES  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITSEVSKY

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271  
KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274  
JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

March 17, 2017

Hugh Home (A)(O)  
104 North Avenue 56, LLC  
104 North Avenue 56  
Los Angeles, CA 90042

Eddie Navarrette (R)  
F.E. Design and Consulting  
327 East 2nd Street #222  
Los Angeles, CA 90012

CASE NO. ZA-2016-1623(CUB)(CUX)  
CONDITIONAL USE  
104 North Avenue 56, 2<sup>nd</sup> Floor  
Northeast Los Angeles Planning Area  
Zone: C2-2D-HPOZ  
C.D.: 1  
D.M.: 151-5A227 and 151-5A229  
CEQA: ENV-2016-1624-MND  
Legal Description: Lot 11 (Arb 1), Packard  
and Wilson Tract

Pursuant to Los Angeles Municipal Code Section 12.24-W 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed theater/restaurant/lounge, and

Pursuant to Los Angeles Municipal Code Section 12.24-W 18(a), I hereby APPROVE:

a Conditional Use Permit to allow public dancing in conjunction with a proposed theater/restaurant/lounge,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed 7,533 square-foot theater, restaurant, and lounge, subject to the following limitations:
  - a. Indoor seating shall be a maximum of 352 seats provided that number of seats does not exceed the maximum allowable occupancy as determined by the Department of Building and Safety.
  - b. The hours of operation for the theater, restaurant, and lounge shall be limited to 7:00 a.m. to 2:00 a.m., daily. Vendor deliveries shall be conducted between 8:00 a.m. to 9:00 p.m. There shall be no deliveries on Sundays.
  - c. No after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
7. The authorization granted herein is for public dancing and the on-site sale and dispensing of a full line of alcoholic beverages from the effective date of this grant.
8. The applicant/operator shall obtain permits from the Los Angeles Police Department, Commission Investigation Division for Café Entertainment and Show, Live Entertainment and Dance Hall, pursuant to LAMC Sections 103.102 and 103.106. Copies of said permits shall be submitted to the Department of City Planning within 30 days of their issuance for inclusion in the case file.
9. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her

new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

10. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius list, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing including consideration for nuisance abatement/revocation purposes.
11. **Prior to the effectuation of this grant**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for inclusion in case file.
12. A copy of the final Department of Building and Safety approved floor plans and plot plan shall be submitted to the Department of City Planning for inclusion in the case file.
13. **Prior to the beginning of operations**, a camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The plan must be reviewed and approved by the Police Department. The approved plan will be maintained by the Department of City Planning and be made be available to the Police Department and the Department of Building and Safety for the purpose of verification or inspections.
14. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject

premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

15. **Prior to the beginning of operations**, the applicant shall submit the restaurant's menu to document that the premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing of food. Food service shall be available at all times during operating hours.
16. **Prior to the beginning of operations**, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use
17. **Prior to the beginning of operations**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning. The statement shall state,

*We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the restaurant and agree to abide and comply with said conditions.*

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

18. **Prior to the beginning of operations**, 24-hour "hot line" shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department. Complaints shall be responded to within twenty four hours.

19. **Within the first six months of the beginning of operations** at this establishment, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police

Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. [ZA-2016-1623-CUB-CUX], from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.

20. Any use of the restaurant, theater, and lounge for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
21. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance) and shall not be audible beyond the subject premises. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
22. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and/or private security.
23. The applicant shall be responsible for maintaining the area adjacent to premises over which they have control, free of litter.
24. Karaoke shall not be permitted.
25. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
26. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
27. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City. Within 12 to 18 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be

documented and included in the administrative file. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

**The mitigation measures identified in Environmental Clearance Case No. ENV 2016-1624-MND are included below as Condition No. 28.**

28. Design guidelines relative to security, semi-public and private street spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provisions of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1<sup>st</sup> Street, #250, Los Angeles, CA 90012; (213)486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

29. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

#### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after APRIL 3, 2017, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must

be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with Planning Staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith and the testimony presented at the public hearing of August 16, 2016, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use under the provisions of Sections 12.24-W, 1 have been established by the following facts:

### BACKGROUND

The subject site is a level, rectangular, corner lot which measures 9,004 square-feet. The site has an approximately 150-foot frontage along Avenue 56 and a 60-foot frontage along Figueroa Street and the rear alley. The site is zoned C2-2D-HPOZ with a Neighborhood Commercial land use designation in the Northeast Los Angeles Community Plan Area. The site is also located in the Avenue 57 Transit Oriented District (TOD) Specific Plan, the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ), the East Los Angeles State Enterprise Zone (ZI-2129), and a Transit Priority Area in the City of Los Angeles (ZI-2452). The Avenue 57 TOD Specific Plan regulates new development in order to incentivize adaptive reuse, regulate building scale, and develop a strong commercial corridor with goods and services near the Gold Line Highland Park station. The Specific Plan also encourages the creation of cultural facilities to retain and support the local artists in the community. The proposed project is located in an existing building and is not considered a project under the Specific Plan. Compliance with the Highland Park-Garvanza HPOZ will be reviewed during the building permit clearance process for the change of use. The East Los Angeles State Enterprise Zone allows for reduced parking requirements for the proposed project, however the site is within half a mile from the Metro Gold Line Highland Park Station.

The subject property is developed with the historic Highland Park Masonic Temple building, a three-story 19,000 square-foot building. The building was designated as a historic building by the City of Los Angeles in 1982 (LA-282), by the State of California in 1990 (#026813), and the National Register of Historic Places in 1990 (#89002268). The subject property contains a commercial bakery and the Council District 1 Field Office on the ground floor along Figueroa Street, a café and clothing store on the ground floor along Avenue 56, a Masonic Lodge on the second floor, and an attic and offices on the third floor. The proposed project will occupy the second floor.

The proposed project includes a change of use from an existing lodge hall to a theater, restaurant, and lounge with dancing. The site will also be used for private events including weddings, screenings, and corporate gatherings. The applicant is requesting conditional use permits to allow public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,533 square-foot theater, restaurant, and lounge with live entertainment including live music, theater plays, and comedy shows with 352 interior seats. The proposed hours of operation are 7:00 a.m. to 2:00 a.m., daily.

The subject property is located in Historic Highland Park, which is characterized by low-rise historic buildings with rich architectural heritage along the Figueroa Boulevard commercial corridor. Properties to the north, across a 15-foot alley, are zoned RD2-1-HPOZ and developed with multi-family residential uses. Properties to the south, across Figueroa Street, are zoned C2-2D-HPOZ and developed with commercial and office uses. Properties to the west, abutting the subject property, are zoned C2-2D-HPOZ and developed with a parking lot, a bank, and commercial uses. Properties to the east, across Avenue 56, are zoned [Q]C4-2D-HPOZ and developed with office buildings and a liquor store.

Avenue 56 adjoins the property to the east, and is a designated Local Street - Standard with a 60-foot width, and improved with paved roadway, curb, gutter, and sidewalk.

Figueroa Street adjoins the property to the south, and is an Avenue I with a 100-foot width, and improved with paved roadway, curb, gutter, and sidewalk.

An alley adjoins the property to the north with a 15-foot width.

**Previous zoning cases, permits and orders on the subject property:**

Building Permit No. 16016-10000-07253 – Pending issuance for the change of use and an interior tenant improvement of an existing lodge hall to theater with dancing and restaurant on the second floor, install elevator for the second floor and walk-in cooler on the ground floor, and strengthen the third floor framing.

**Zoning Cases on Surrounding Properties:**

Case No. ZA-2016-1006(CUB) – On August 31, 2016, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 1,486 square-foot restaurant with a 952 square-foot outdoor patio, having hours of operation of 7:00 a.m. to 11:00 p.m., daily, in the [Q]C4-2D-HPOZ Zone, located at 5611 North Figueroa Street, Unit 1.

Case No. ZA-2015-3764(CUB) – On April 1, 2016, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,543 square-foot restaurant and bar with a 330 square-foot outdoor patio, having hours of operation from 7:00 a.m. to 1:00 a.m. Monday through Thursday, 7:00 a.m. to 2:00 a.m. Friday and Saturday, and 7:00

a.m. to 12:00 a.m. Sunday, in the [Q]C4-2D-HPOZ Zone, located at 5631 North Figueroa Street.

Case No. ZA-2015-1871(CUB) – On September 25, 2015, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,445 square-foot bar with hours of operation from 5:00 p.m. to 1:00 a.m. Monday through Thursday, 5:00 p.m. to 2:00 a.m. Friday and Saturday, and 5:00 p.m. to 12:00 a.m. on Sunday, in the [Q]C4-2D-HPOZ Zone, located at 5630 North Figueroa Street.

Case No. ZA-2014-2286(CUB) – On November 19, 2014, the Zoning Administrator approved a conditional use permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,400 square-foot restaurant with hours of operation from 8:00 a.m. to 10:00 p.m. daily in the C2-2D-HPOZ Zone, located at 5511 North Figueroa Street.

#### Public Hearing:

The public hearing was held on Tuesday August 16, 2016 at approximately 9:30 a.m. at Los Angeles City Hall, 200 North Spring Street, Room 1070. The purpose of the hearing was to obtain public testimony from affected and/ or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The public hearing was attended by Manny Diaz of FE Design representing the applicant. The applicant, Hugh Horne of 104 N. Ave 56, LLV spoke about the project. Arthur Wicken, a neighbor provided public testimony. And Gerald Gubatan, Senior Planning Deputy for Council District 1 also provided comments.

Manny Diaz, representing the applicant presented the following:

- This building has been designated as an LA City Monument in 1982, and a State of California Historic Place and on the National Register of Historic Places in 1990
- This was the Masonic Association lodge and due to earthquake damage repairs that could be afforded, changed hands to serve as a banquet hall
- On the ground floor there is a bakery and the Field Office for Council District 1 and a restaurant/lounge live music venue on the 2<sup>nd</sup> floor
- The project request is for a concert and live music venue for a maximum capacity of 720 people
- This establishment envisions ticket sales in advance and cover charges
- The applicant will keep the kitchen and dining room as was kept before to establish the restaurant
- The entrance will be off of Avenue 56
- Only updates to the restroom and adding an elevator, as required will be changing

[Acoustic Engineer, Steve Rogers of Steve Rogers Acoustics, LLC was present to address his noise study] The summary of the noise study was stated by the applicants' representative who indicated that sound impacts would be addressed by noise attenuation features pertinent to the venue.

- There will be double pane windows among other features that will mitigate any potential noise impacts and will be compliant with City regulations
- A map was used to show the outreach that was completed in the neighborhood and indicated that 84 letters of support were submitted to staff

Hugh Horne, the applicant, presented the following:

- Very excited to establish a restaurant and lounge in the historic masonic lodge
- This community does not have an established music performance venue
- And we are seeking to establish a created space, that will be a beacon in this community
- We are seeking licensing so that we can make this venue fully accessible to the public
- The current tenants will be able to stay
- We intend on keeping a home town feel that enables activities such as quinceañeras
- We are refurbishing the facility and making it ADA [Americans with Disabilities Act] compliant
- We will establish a restaurant at a price point that is reach for the community
- We have been the owners for one year and want to be an asset to the neighborhood, and be able to offer use of the venue for rehearsals and other free community events
- We will be providing 25 jobs and bringing a tax revenue to the City

Gerald Gubatan, Senior Planning Deputy for Council District 1 presented the following:

- Our office is in support of this project
- The applicant has considered acoustic mitigations measures
- The restaurant use is appropriate in consideration of nearby land uses
- Important that the applicant will maintain the historic character of the building
- The applicant's investment into the building for a theater use along Figueroa is an upgrade

Arthur Wicken, a neighbor presented the following:

- I'm a nearby neighbor and I'm concerned with the noise since I live one block away
- This is more of a historic area and revitalization is coming at a high price
- New establishments nearby, such as the bowling alley are an impact on us residents, we can even hear the sound of bowling pins being knocked down; the sound permeates through our homes since they are historic and do not have modern day insulation
- The police don't care about this area because they don't live here
- And of their 80 letters of support, how many of them are nearby residents
- The good girl [restaurant] is already on the ground floor and they are open late and make a lot of noise
- People from Figueroa come on our street late at night and in the morning I find trash in my yard

Manny Diaz, the applicant's representative responded with the following:

- This establishment has been historically used as a lounge and the existing facilities

will be enhanced to create a needed theater space

- Any noise impacts have been analyzed by a noise expert, and an acoustic consultant has provided a plan that we will follow to dampen sound and maintain the best quality that will benefit the community not impact them
- The volume of the speakers will constantly be monitored based on the plan from our acoustical engineer and we will be in strict compliance with end times of shows
- All of the sound attenuation equipment will be installed by professional engineers
- We are looking to make improvements here that will make a safer environment
- Our security plan will include one security staff person per 150 patrons, and they will be responsible for checking IDs and maintain control inside the theater as well as keeping an eye out on the street after shows have ended
- We are committed to good security through lighting and surveillance
- The management team has been involved in the local BID [Business Improvement District] and is committed to picking up trash nearby

**Correspondence:**

- An email received on August 16, 2016, from resident Ricky Cruces, expressed support for the proposed project.
- An email received on August 15, 2016, from resident Christy Jordan, expressed support for the proposed project.
- A letter dated August 7, 2016, from LAPD Commanding Officer Arturo Sandoval from Northeast Area Vice, expressed no opposition to the project with suggested conditions.
- Sixty-nine undated letters were received by email on July 19, 2016 from Dafne Gokcen, Senior Planner for F.E. Design and Consulting. The letters expressed support for the proposed project and are included in the case file.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No person under 21 years of age shall sell or serve alcoholic beverages.
- There shall be no minimum drink required of patrons.
- Petitioner(s) shall not have a cover charge for admission to the restaurant.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use plan approval process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for public dancing and a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The site is zoned C2-2D-HPOZ with a Neighborhood Commercial land use designation in the Northeast Los Angeles Community Plan Area. The site is also located in the Avenue 57 Transit Oriented District (TOD) Specific Plan, the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ), the East Los Angeles State Enterprise Zone (ZI-2129), and a Transit Priority Area in the City of Los Angeles (ZI-2452). The subject property is located in Historic Highland Park, which is characterized by low-rise historic buildings with rich architectural heritage along the Figueroa Boulevard commercial corridor.

The subject property is developed with the historic Highland Park Masonic Temple building, a three-story 19,000 square-foot building. The subject property contains a commercial bakery and the Council District 1 Field Office on the ground floor along Figueroa Street, a café and clothing store on the ground floor along Avenue 56, a Masonic Lodge on the second floor, and an attic and offices on the third floor. The proposed project will occupy the second floor.

The proposed project includes a change of use from an existing lodge hall to a theater, restaurant, and lounge with dancing. The site will also be used for private events including weddings, screenings, and corporate gatherings. The applicant is requesting conditional use permits to allow public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,533 square-foot theater, restaurant, and lounge with

live entertainment including live music, theater plays, and comedy shows with 352 interior seats. The proposed hours of operation are 7:00 a.m. to 2:00 a.m., daily.

The project will provide a service that is beneficial to community by offering an entertainment venue for residents, visitors, and local artists of the Highland Park community. The project's proximity to the Metro Gold Line Highland Park Station allows visitors from across the region to access the proposed restaurant, theater, and lounge. The project will improve the built environment by preserving the architectural character of an existing historic building, while enhancing the Figueroa Boulevard commercial corridor with a new entertainment use. The proposed use in conjunction with the imposition of conditions addressing entertainment and alcohol-related operations, will assure the use enhances the built environment in the surrounding neighborhood.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The site is zoned C2-2D-HPOZ with a Neighborhood Commercial land use designation in the Northeast Los Angeles Community Plan Area. The site is also located in the Avenue 57 Transit Oriented District (TOD) Specific Plan, the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ), the East Los Angeles State Enterprise Zone (ZI-2129), and a Transit Priority Area in the City of Los Angeles (ZI-2452). The subject property is developed with the historic Highland Park Masonic Temple building, a three-story 19,000 square-foot building. The proposed project includes a change of use from an existing lodge hall to a theater, restaurant, and lounge with dancing. The site will also be used for private events including weddings, screenings, and corporate gatherings. The applicant is requesting conditional use permits to allow public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,533 square-foot theater, restaurant, and lounge with live entertainment including live music, theater plays, and comedy shows with 352 interior seats. The proposed hours of operation are 7:00 a.m. to 2:00 a.m., daily.

The subject property is located in Historic Highland Park, which is characterized by low-rise historic buildings with rich architectural heritage along the Figueroa Boulevard commercial corridor. Properties to the north, across a 15-foot alley, are zoned RD2-1-HPOZ and developed with multi-family residential uses. Properties to the south, across Figueroa Street, are zoned C2-2D-HPOZ and developed with commercial and office uses. Properties to the west, abutting the subject property, are zoned C2-2D-HPOZ and developed with a parking lot, a bank, and commercial uses. Properties to the east, across Avenue 56, are zoned [Q]C4-2D-HPOZ and developed with office buildings and a liquor store.

The project's location, size, height, and operations are compatible with the surrounding neighborhood. The grant with the imposed conditions provides for mitigation of any potential effects from public dancing, live entertainment, and the on-site consumption of a full line of alcoholic beverages, including the

implementation of a camera surveillance system, age verification device, and a 24-hour hot line. In addition, conditions to mitigate noise from the use will minimize the impact on the adjacent residential community. These operating conditions in combination with the Monitoring, Verification and Inspection Program (MViP) will allow the City the opportunity to continue to monitor the operation of the proposed use and ensure compliance with imposed conditions. Therefore as conditioned, public dancing, live entertainment, and the sale and dispensing of a full line of alcoholic beverages will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

**3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The City's General Plan consists of eleven elements that establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems.

The Northeast Los Angeles Community Plan Map designates the property for Neighborhood Commercial land uses with corresponding zones of C1, C1.5, P, C2, C4, and RAS3. The site is also located in the Avenue 57 Transit Oriented District (TOD) Specific Plan and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). The Avenue 57 TOD Specific Plan regulates new development in order to incentivize adaptive reuse, regulate building scale, and develop a strong commercial corridor with goods and services near the Gold Line Highland Park station. The proposed project is located in an existing building and is not considered a project under the Specific Plan. Compliance with the Highland Park-Garvanza HPOZ will be reviewed during the building permit clearance process for the change of use.

The Northeast Los Angeles Plan text is silent in regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The Northeast Los Angeles Community Plan policies promote an arrangement of land uses, streets, and services to encourage and contribute to the economic, social and physical health, safety, welfare and convenience. The existing use is consistent with and advances the following objectives and policies identified in the Northeast Community Plan:

Goal 2: Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the Plan Area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.

Objective 2-1: To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize business and create opportunities for appropriate new commercial development.

Objective 2-2: To enhance the identity and appearance of the commercial districts.

The existing use conforms with the intent, purpose, and provisions of the General Plan and the Northeast Los Angeles Community Plan.

**4. The proposed use will not adversely affect the welfare of the pertinent community.**

The proposed project includes a change of use from an existing lodge hall to a theater, restaurant, and lounge with dancing. The site will also be used for private events including weddings, screenings, and corporate gatherings. The applicant is requesting conditional use permits to allow public dancing and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 7,533 square-foot theater, restaurant, and lounge with live entertainment including live music, theater plays, and comedy shows with 352 interior seats. The proposed hours of operation are 7:00 a.m. to 2:00 a.m., daily.

As conditioned by this grant, public dancing, live entertainment, and the on-site consumption of a full line of alcoholic beverages will not adversely affect the welfare of the pertinent community. The grant imposes conditions which require that security measures such as a surveillance system and a Los Angeles Police Department Café and Entertainment permit to mitigate the negative impacts commonly associated with public dancing and the sale of alcoholic beverages. In addition, the grant requires that the applicant install an age verification device at all points-of-sale, to deter underage purchases and drinking. Employees will undergo training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. In addition, the condition requiring by a 24-hour hot line will allow the community to communicate with the operator regarding any complaints or concerns due to the operation. Other conditions related to minimizing noise, preventing litter and loitering will ensure the welfare of the community.

**5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

The project site is located within Census Tract 1838.10. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, 4 on-sale and 2 off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1838.10. Data provided on the ABC's License Query System indicate that there

are 8 existing on-site and 7 existing alcoholic beverage licenses within the subject Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (6) Type 20 – Off-Sale – Beer and Wine
- (1) Type 21 – Off-Sale – General
- (6) Type 41 – On-Sale – Beer and Wine – Eating Place
- (1) Type 47 – On-Sale – General – Eating Place
- (1) Type 48 – On-Sale – General – Public Premises

According to statistics provided by the LAPD, which has jurisdiction over the subject property within Crime Reporting District No. 1149, a total of 311 crimes were reported in 2015, compared to the citywide average of 181 crimes and the high crime reporting district average of 217 crimes for the same period.

In 2015, there were 25 Narcotics, 3 Liquor Law, 74 Public Drunkenness, and 15 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Over concentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The subject site is located in a commercial corridor where a concentration of restaurants is evident and thus the higher number of alcoholic beverage licenses are anticipated. In these active commercial areas where there is a demand for licenses beyond the allocated number and where an over-concentration of licenses is suggested, the ABC has recognized that high-activity retail and commercial centers and designation points within a community are supported by a significant employee population. The Department of Alcohol Beverage Control has the discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In addition, the negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance and deterrents against loitering. The conditions will safeguard the welfare of the community.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Christian Science Church, 131 North Avenue 57
- Monte Vista Street Elementary School, 5423 Monte Vista Street
- Multi-family dwellings
- Single-family dwellings

The grant has been well conditioned, which should protect the health, safety and welfare of the surrounding community. The proposed theater, lounge, and restaurant will continue to contribute to the enhancement of the quality of life and economic revitalization of the area.

#### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, outside of the flood zone.
8. On August 8, 2016, a Mitigated Negative Declaration (ENV-2016-1624-MND) was prepared for the proposed project. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis of the project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action.

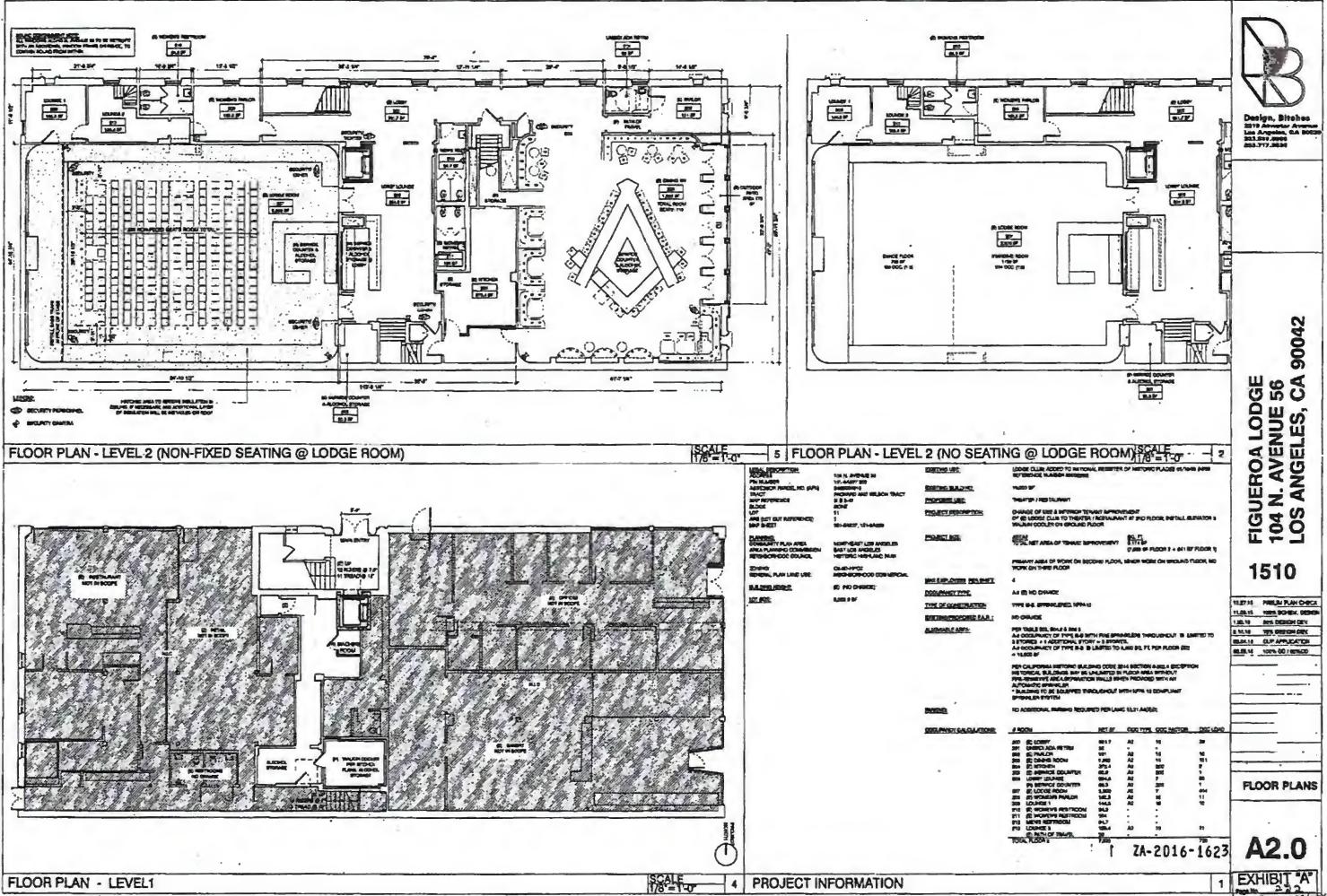
Inquiries regarding the matter shall be directed to the Project Planner Iris Fagar-Awakuni at (213) 202-5475.



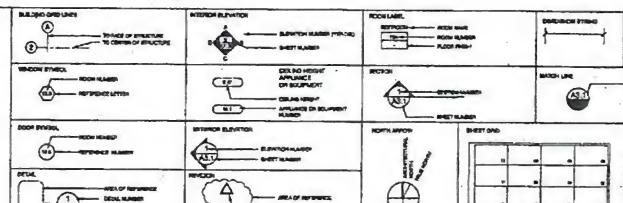
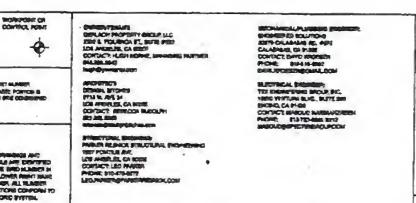
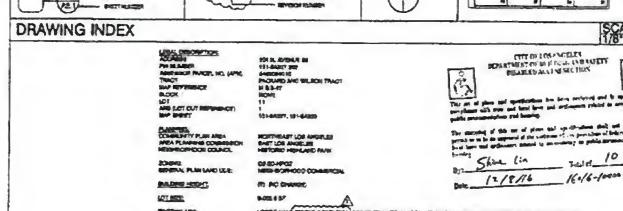
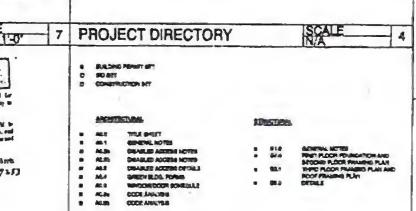
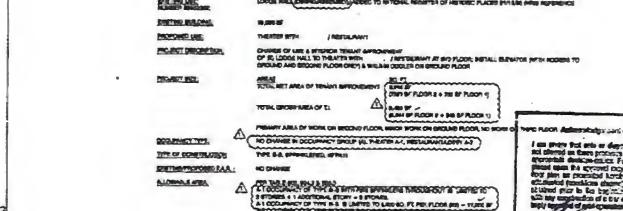
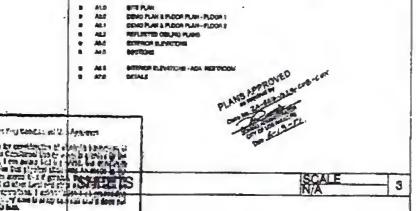
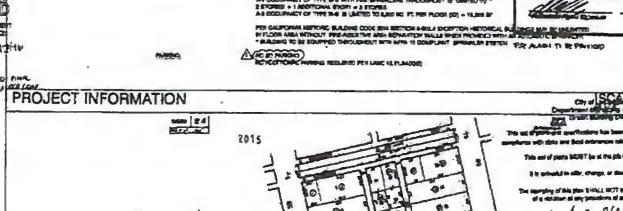
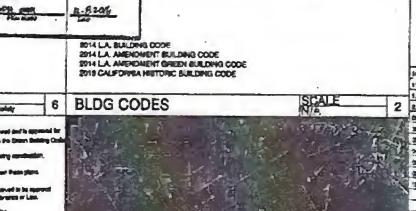
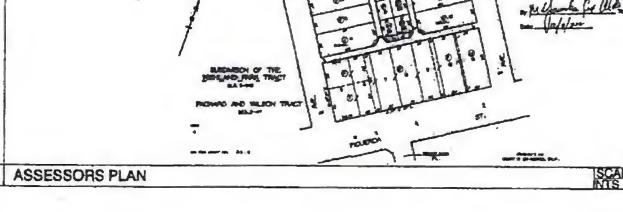
ALETA D. JAMES  
Associate Zoning Administrator

AJ:IFA:KG

cc: Councilmember Gil Cedillo  
First Council District  
Adjacent Property Owners





	DRAWING INDEX			PROJECT DIRECTORY		
						
						
						
						
						
						
						
						

FIGUEROA LODGE  
104 N. AVENUE 56  
LOS ANGELES, CA 90042  
1510

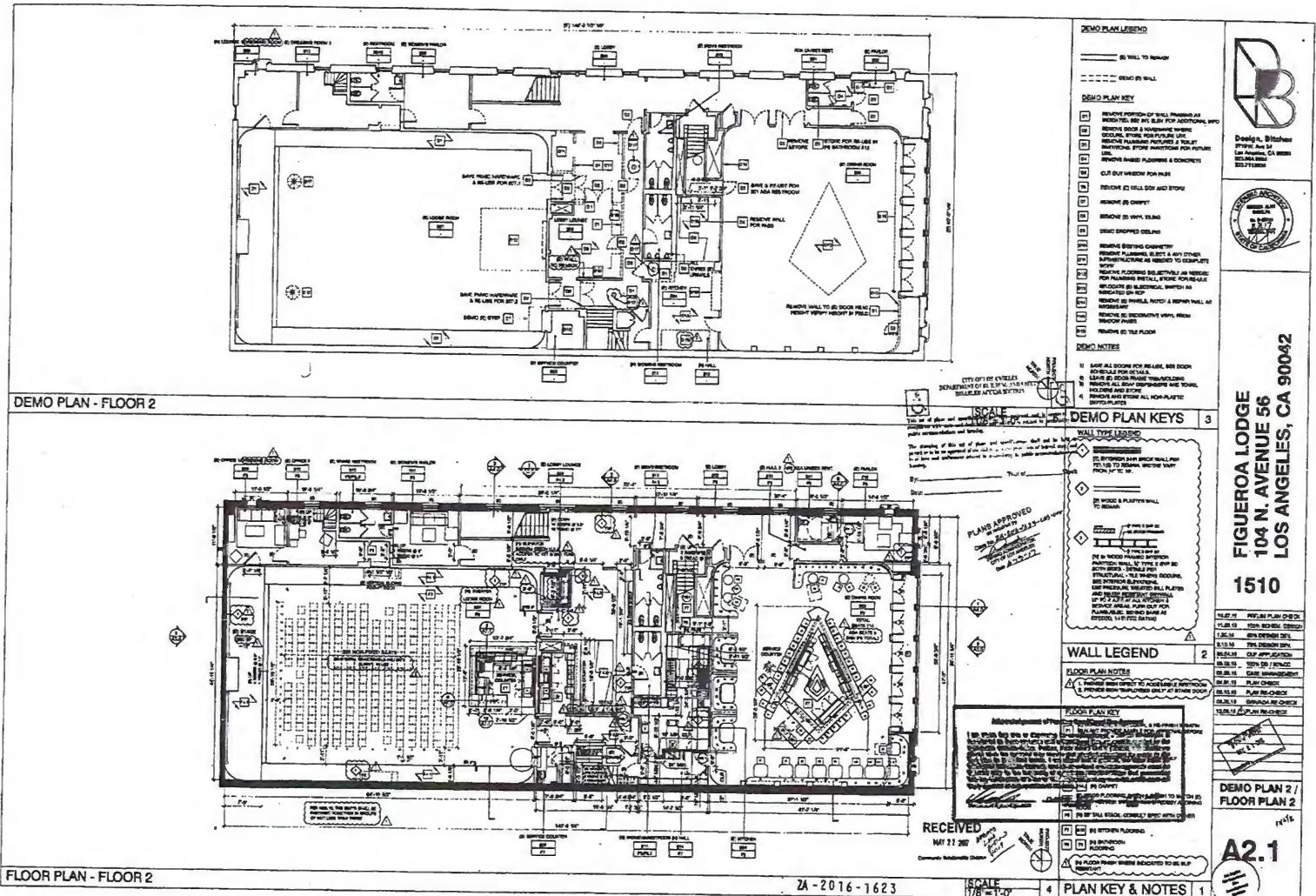


PLANS APPROVED

DATE: 12/10/2018

BY: [Signature]

RE: [Signature]



**STATEMENT RE: CONSIDERATION POINTS**

Applicant: Please complete left side of form, then sign. List the names and addresses of all schools, churches, hospitals, public playgrounds, and youth facilities located within 600 feet of your proposed premises. Measure all distances by direct line from the closest edge of the facility structure to the closest edge of your structure. Continue on reverse if needed.

## 1. APPLICANT NAME

Lodge Room HLP, LLC

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

104 N. Avenue 56, 2nd Floor, Los Angeles, CA 90042

3. FACILITY NAME/ADDRESS		DEPARTMENT USE ONLY					
		LTR	PERS	DATE	DISTANCE	SEPARATION FACTORS	
1. None		<input type="checkbox"/>	<input type="checkbox"/>			FT.	
		NAME					
2.		<input type="checkbox"/>	<input type="checkbox"/>			FT.	
		NAME					
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		NAME					

I acknowledge that any false, misleading or omitted information required in this statement may constitute grounds for denial of the application for the license, or, if the license is issued in reliance upon information in this statement which is omitted, false or misleading, then such misinformation or omission will constitute grounds for revocation of the license so issued.

## 4. APPLICANT SIGNATURE

DATE SIGNED

4/14/17